

Service Level Agreement FY22 - STUDENT CENTERS 00730-2060-H0699-F0028-NA			
Service Category	FY 21	FY 22	Variance
Contracted Custodial	499,879.59	574,861.53	74,981.94
Elevator	23,121.40	23,121.40	-
Solid Waste	10,434.60	10,434.60	-
Grounds	22,519.00	22,519.00	-
Pest Control	8,253.00	8,253.00	-
ADA/Overhead Doors	4,767.00	5,243.70	476.70
Preventive Maintenance	-	68,927.98	68,927.98
<b>TOTAL SLA w/PM</b>	<b>569,219.83</b>	<b>644,433.23</b>	<b>75,458.64</b>

**Notes:**

\*Estimate only: The custodial contract is currently out to bid for FY22 (efft. 09/01/2021); Facilities Services is estimating a price increase of 10% and an additional 5% for contingencies. Upon award of the contract final pricing will be communicated and adjusted accordingly.

\*\*Estimate only: The automated door controls contract is currently out to bid for FY22 (efft. 09/01/2021); Facilities Services is estimating a price increase of 10%. Upon award of the final contract pricing will be communicated and adjusted accordingly.

Buildings
565 STUDENT CENTER -SOUTH
487 STUDENT CENTER -NORTH

**CONTRACTED CUSTODIAL  
ADDENDUM A**

<b>Contracted Custodial</b>	
<b>Current Service Provider:</b>	<b>SOJI Services dba Metroclean</b>
<b>FY22 Custodial Services (Regular servicing)</b>	
<b>Description of Services:</b>	
<b>Monthly Cost:</b>	\$ 39,672.98
<b>Annual Cost:</b>	\$ 476,075.80
<b>15% Estimated Cost Increase:</b>	\$ 71,411.37
<b>Estimated Cost w/ 15%:</b>	<b>\$ 547,487.17</b>
<b>Estimated Annual Cost + 5% Contract Mgmt Fee:</b>	\$ 27,374.36
<b>Estimated Annual Custodial Contract:</b>	<b>\$ 574,861.53</b>
<b>TOTAL COST</b>	<b>\$ 574,861.53</b>

<b>Cost Estimate by Building/Location</b>				
<b>Location</b>	<b>Monthly Cost</b>	<b>Cost</b>	<b>Increase</b>	<b>Management</b>
Student Center North	4,501.89	\$ 54,022.68	\$ 62,126.08	\$ 65,232.39
Student Center South	31,119.25	\$ 373,431.04	\$ 429,445.70	\$ 450,917.98
Student Center Grounds	4,051.84	\$ 48,622.08	\$ 55,915.39	\$ 58,711.16
<b>Total Custodial</b>	<b>39,672.98</b>	<b>\$ 476,075.80</b>	<b>\$ 547,487.17</b>	<b>\$ 574,861.53</b>

**Notes:**

Estimate only; Final pricing will be determined upon award of the contract.

ESTIMATE

## ELEVATORS

Elevators					
Labor Rate:			\$48.00 /hr		
Hydraulic Elevators:			4		
Schedule	Hours Hydraulic	Annual hrs/ elevator Hydraulic	Annual cost per elevator Hydraulic	Annual hours for 4 hydraulic elevators	Annual Cost for 4 Hydraulic Elevators
Weekly	1	38	\$1,824.00	152	\$7,296.00
Monthly	3	24	\$1,152.00	96	\$4,608.00
Quarterly	7	21	\$1,008.00	84	\$4,032.00
Annually	13	13	\$624.00	52	\$2,496.00
Total	24	96	\$4,608.00	384	\$18,432.00
Monthly Material Cost					\$60
Mandatory Inspection					\$130
Annual Labor Cost for 4 Hydraulic Elevators					18,432.00
Material Cost for 4 Elevators					2,872.80
Annual Inspection Cost for 4 Elevators					520.00
Freight Elevator Portion of UC 20%					1,296.60
<b>Total Annual Cost</b>					<b>\$23,121.40</b>
*Outside Contracted Services Rates Estimate: \$290/ hour					

Elevators included: Total 5 elevators (2 near front entrance, 1 near auditorium, 1 near bookstore-freight and 1 in new addition) in the agreement.

SOLID WASTE

	Student Centers Compactor	Student Centers Cardboard Compactor
Collections per week	1	1
Container Size	32	32
Cubic Yards Per Week	32	32
Tons	9	9
Landfill Fees	\$ 360.00	\$ 360.00
Labor Cost	\$ 77.80	\$ 77.80
Vehicle Repurchase	\$ 18.54	\$ 18.54
Vehicle Maintenance	\$ 41.39	\$ 41.39
Total Weekly Cost	\$ 497.73	\$ 497.73
<b>Annual Trash Cost</b>	<b>\$ 24,886.50</b>	<b>\$ 24,886.50</b>
Annual Compactor Maintenance	\$ 1,200.00	\$ 1,200.00
<b>Total Annual Cost</b>	<b>\$ 26,086.50</b>	<b>\$ 26,086.50</b>

Student Center (20%)	\$ 5,217.30	\$ 5,217.30	<b>\$ 10,434.60</b>
Auxiliary Services (40%)	\$ 10,434.60	\$ 10,434.60	\$ 20,869.20
Bookstore (40%)	\$ 10,434.60	\$ 10,434.60	\$ 20,869.20
	<b>\$ 26,086.50</b>	<b>\$ 26,086.50</b>	<b>\$ 52,173.00</b>

Student Center

Times per Month per Activity													
SERVICE	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Total
Trash Pickup	4	4	3	3	3	4	4	4	4	4	4	4	45
Weed Removal - Bed Management/Cultivation & Plant/Shrub Trimming	1	1	1	1	1	1	1	1	1	1	1	1	12
Flowers	0	0	0	0	0	0	0	0	0	0	0	0	0
Mulch Beds/Trees	0	0	0	0	0	1	0	0	0	0	0	0	1
Tree Pruning (ongoing)	0	0	0	0	0	1	0	0	0	0	0	0	1
Pre-Emergent	0	0	0	0	0	1	0	0	0	0	0	0	1
Grass Fertilizer	0	0	0	0	0	0	0	1	0	0	0	1	2
Grass Overseeding	0	0	0	0	0	0	0	0	0	0	0	0	0
Plant / Shrub Fertilizer	0	0	0	0	0	1	0	0	0	0	0	1	2
Irrigation Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Irrigation Freeze Protect	0	0	0	1	0	0	0	0	0	0	0	0	1

Man-Hours per Activity				Total Man Hrs @ Task
SERVICE	# MEN	HOURS /DAY	DAYS	
Trash Pickup	2	1	1	2
Weed Removal - Beds	2	8	1	16
Flowers				0
Mulch Beds / Trees	2	5	2	20
Tree Pruning	3	5	3	45
Pre-Emergent	1	5	1	5
Grass Fertilizer	1	5	1	5
Grass Overseeding				
Plant / Shrub Fertilizer	1	3	1	3
Irrigation Inspection	2	3	1	6
Irrigation Freeze Protect	2	3	1	6

Total Man-Hours per Month/Year													
Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Total	
8	8	6	6	6	8	8	8	8	8	8	8	90	
16	16	16	16	16	16	16	16	16	16	16	16	192	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	20	0	0	0	0	0	0	20	
0	0	0	0	0	45	0	0	0	0	0	0	45	
0	0	0	0	0	5	0	0	0	0	0	0	5	
0	0	0	0	0	0	0	5	0	0	0	5	10	
6	6	6	6	6	6	6	6	6	6	6	6	6	
0	0	0	0	0	3	0	0	0	0	0	3	6	
6	6	6	6	6	6	6	6	6	6	6	6	72	
0	0	0	6	0	0	0	0	0	0	0	0	6	
Total Yearly Man Hours												446	

M&O Cost: Yearly Mulching, Yearly Rye Grass, All pesticide treatments(done as needed)

28.33	\$12,635.18
M&O (yearly)	\$1,330.80
<b>TOTAL</b>	<b>\$13,965.98</b>

Contracted Mowing, Trimming, & Edging	
Estimated Mow Acreage	2.22
Percent of TotalMow Turf.	1.69%
Cost	\$7,480.68
Total Grounds Cost	\$21,446.66
Annual Cost w/ 5% Management Fee	\$22,519.00

ESTIMATE

# PEST CONTROL

Area	Qty	Service Charge	Monthly	Annual
SC North			198.00	\$ 2,376.00
Shasta			60.00	\$ 720.00
SC South			297.00	\$ 3,564.00
Pest Treatment			60.00	\$ 720.00
New Fly Light (Shasta)	1	8.00	8.00	\$ 96.00
Fly Lights	4	8.00	32.00	\$ 384.00
Cost			\$655.00	\$ 7,860.00
Facilities Services Contract Management Fee 5%				\$ 393.00
Total Annual Cost				\$ 8,253.00

SC & Partners ILT Maintenance	4	\$ 8.00	\$ 32.00	\$655.00
SC & Partners SC Satellite Pest Service	1	\$ 60.00	\$ 60.00	
SC & Partners SC North	1	\$ 198.00	\$ 198.00	
SC & Partners SC South	1	\$ 297.00	\$ 297.00	
SC & Partners Shasta Ice Cream Pest	1	\$ 60.00	\$ 60.00	
SC & Partners Shasta Ice Cream ILT Maintenance	1	\$ 8.00	\$ 8.00	

ESTIMATE

## DOOR CONTROLS

Automated Doors							
DCS #	Bldg #	Building Name	Brand/Door Type	Location	Qty	Monthly Cost	Annual Price
227-977	487	Student Center - North	Stanley- Single Slider	Interior Slider Entry # 6	1	\$ 25.83	\$ 310.00
227-978	487	Student Center - North	Stanley- Single Slider	Exterior Entry # 5	1	\$ 25.83	\$ 310.00
227-969 227-971	565	Student Center - south	Stanley- Single Slider	Entry # 1,2,3, 4	1	\$ 25.83	\$ 310.00
227-970	565	Student Center - south	Stanley- Single Slider	Main Entry South LH side ent 2	1	\$ 25.83	\$ 310.00
227-972	565	Student Center - south	Stanley- Bi-Part Slider	Entry # 25, 24	1	\$ 25.83	\$ 310.00
227-973	565	Student Center - south	Stanley- Bi-Part Slider	Entry # 26, 27	1	\$ 25.83	\$ 310.00
227-974 227-975	565	Student Center - south	Stanley- Bi-Part Slider	Entry # 46, 47	1	\$ 25.83	\$ 310.00
227-976	565	Student Center - south	Stanley- Bi-Part Slider	Entry # 49	1	\$ 25.83	\$ 310.00
228-791	565	Student Center-South	Single Slider	Door 22-23	1	\$ 25.83	\$ 310.00
228-792	565	Student Center-South	Single Slider	Door 20-21	1	\$ 25.83	\$ 310.00
238-437	565	Student Center - south	Cookson- Rolling Grilles	Automatic	1	\$ 30.00	\$ 360.00
238-453	565	Student Center - south	Cornell- Rolling Grilles	Automatic - Loading dock	1	\$ 30.00	\$ 360.00
238-454	565	Student Center - south	Cornell- Rolling Grilles	Automatic - Loading dock	1	\$ 30.00	\$ 360.00
no #	565	Student Center - south	Cookson- Rolling Grilles	Shasta's Ice Cream	1	\$ 30.00	\$ 360.00
Current Monthly Cost							\$ 378.33
Current Annual Price							\$ 4,540.00
Estimated 10% Price Increase:							\$ 454.00
Estimated Annual Cost:							\$ 4,994.00
Facilities Services Contract Management Fee 5%:							\$ 249.70
Annual Cost w/ 5% Management							\$ 5,243.70

Student Centers		
Planned Maintenance		
Equip Type	Crew	Projected Costs
Fire	Contractor	\$ 4,173.75
Fire	Fire Alarm	\$ 21,974.23
H.V.A.C.	PM	\$ 7,054.17
Plumbing	PM	\$ 368.93
Generator	Contractor	\$ 262.50
Generator	Electrical	\$ 8,502.65
Roofing	General Maint	\$ 341.75
Materials Cost		\$ 26,250.00
<b>Total</b>		<b>\$ 68,927.98</b>

**Note:**

Includes the 3% labor charge increase and 5% materials cost increase implemented in FY21.

ESTIMATE



UC North and South

Master List

Equipment	Nomenclature	Equip Type	Building	Task List	Crew	Est Hours	Frequency	Labor Rate (Hr.)	Cost (Labor)	Cost (Material)	Total Cost
	ROOF_Student Center South	ROOFING	565	FACILITY ROOF PM ROOF ACCESS ___CHECK ALL ROOF HATCH AND DOORS FOR LOCKING EXTERIOR WALLS ___LEAKS OR STAINING ___MISSING MORTAR INTERIOR ROOF DECK ___LEAKS OR DETERIORATION CEILING ___LEAKS OR STAINING INTERIOR WALLS ___LEAKS OR STAINING ROOF EDGE ___LEAKS OR DETERIORATION FASCIA/COPING ___DETERIORATION EXPANSION JOINTS ___EXCESSIVE MOVEMENT ___LEAKS OR DETERIORATION HVAC ___DUCT WORK, HOUSING, CONDENSATE LINE ___SHEET METAL CABINETS, GASKETS ___EQUIPMENT BASE/TIE-IN PENETRATIONS FILL IN PITCH PANS ___LEAKS OR DETERIORATION OF PIPE BOOTS ___MISSING, DAMAGED CAULKING DRAINAGE SYSTEM ___DEBRIS IN DRAINS, GUTTERS, DOWNSPOUTS, SCUPPERS ___DETERIORATION OF DRAINS, GUTTERS, DOWNSPEOUTS, SCUPPERS FIELD OF ROOF ___BARE SPOTS ___DAMAGE OR DETERIORATION TO ROOF MATERIALS  BASE AND COUNTER FLASHING	GEN MAIN	2	6M	\$40.45	\$161.80	\$0.00	\$161.80

	ROOF_Student Center North	ROOFING	487	FACILITY ROOF PM ROOF ACCESS ____CHECK ALL ROOF HATCH AND DOORS FOR LOCKING EXTERIOR WALLS ____LEAKS OR STAINING ____MISSING MORTAR INTERIOR ROOF DECK ____LEAKS OR DETERIORATION CEILING ____LEAKS OR STAINING INTERIOR WALLS ____LEAKS OR STAINING ROOF EDGE ____LEAKS OR DETERIORATION FASCIA/COPING ____DETERIORATION EXPANSION JOINTS ____EXCESSIVE MOVEMENT ____LEAKS OR DETERIORATION HVAC ____DUCT WORK, HOUSING, CONDENSATE LINE ____SHEET METAL CABINETS, GASKETS ____EQUIPMENT BASE/TIE-IN PENETRATIONS FILL IN PITCH PANS ____LEAKS OR DETERIORATION OF PIPE BOOTS ____MISSING, DAMAGED CAULKING DRAINAGE SYSTEM ____DEBRIS IN DRAINS, GUTTERS, DOWNSPOUTS, SCUPPERS ____DETERIORATION OF DRAINS, GUTTERS, DOWNSPOUTS, SCUPPERS FIELD OF ROOF ____BARE SPOTS ____DAMAGE OR DETERIORATION TO ROOF MATERIALS BASE AND COUNTER FLASHING	GEN MAIN	2	6M	\$42.50	\$170.00	\$0.00	\$170.00
487000301010001	AHU PH-1_#1_NORTH PENTHOUSE	HVAC	0487	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15

487000301010002	AHU PH-2_#2_NORTH PENTHOUSE	HVAC	0487	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15
487000301010003	AHU-PH-2A-NORTH PENTHOUSE	HVAC	0487	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15
487000301054001	FCU_FPB-PH1_#1 NORTH PENTHOUSE	HVAC	0487	D30451201950 : FAN COIL UNIT  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK COILS AND PIPING FOR LEAKS, DAMAGE AND CORROSION; REPAIR AS NECESSARY. REPLACE FILTERS AS REQUIRED. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.21	3 M	\$40.45	\$33.82	\$5.07	\$38.89
487000301054002	FCU_FPB-PH1-PH2#2_NORTH PENTHOUSE	HVAC	0487	D30451201950 : FAN COIL UNIT  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK COILS AND PIPING FOR LEAKS, DAMAGE AND CORROSION; REPAIR AS NECESSARY. REPLACE FILTERS AS REQUIRED. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.21	3 M	\$40.45	\$33.82	\$5.07	\$38.89

487000301054003	FCU_FPB-PH1-PH3_#3_NORTH PENTHOUSE	HVAC	0487	D30451201950 : FAN COIL UNIT  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK COILS AND PIPING FOR LEAKS, DAMAGE AND CORROSION; REPAIR AS NECESSARY. REPLACE FILTERS AS REQUIRED. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.21	3 M	\$40.45	\$33.82	\$5.07	\$38.89
487000301054004	FCU_FPB-PH1-PH4_#4_NORTH PENTHOUSE	HVAC	0487	D30451201950 : FAN COIL UNIT  QUARTERLY:	PM	0.21	3 M	\$40.45	\$33.82	\$5.07	\$38.89
4879827001	FRIE ALARM SYSTEM	FIRE	0487	ANNUAL FIRE ALARM INSPECTION AS REQUIRED BY NFPA 72, TEST ALL FIRE ALARM DEVICES FOR	FIRE ALARM	40	1Y	\$45.88	\$1,835.20	\$0.00	\$1,835.20
4879827001	FIRE ALARM DEVICE	FIRE	0487	CLEAN AND REPLACE DEFECTIVE FIELD DEVICES PRIOR TO ANNUAL FIRE ALARM INSPECTION	FIRE ALARM	40	1Y	\$45.88	\$1,835.20	\$0.00	\$1,835.20
4879830001	FIRE SPRINKLER SYSTEM	FIRE	0487	ANNUAL FIRE SPRINKER INSPECTION BY CONTRACTOR	Fire_Contracted		1Y		\$0.00	\$0.00	\$0.00
4879830001	FIRE SPRINKLER SYSTEM	FIRE	0487	FLOW INSPECTORS TASK, WE ASSIST WITH OUTSIDE FIRE SPRINKLER COMPANY TO PERFORM ANNUAL SPRINKLER INSPECTION, CONSISTS OF TEST UNTIL FLOW SWITCH REPORTS AN ALARM AT FIRE PANEL, AND OPERATE EACH VALVE TO REPORT SUPERVISORY CONDITION ON FIRE ALARM PANEL. VISUAL INSPECTION OF EVERY SPRINKLER HEAD IN BUILDING AS REQUIRED BY NEPA 25.	FIRE ALARM	40.00	1Y	\$45.88	\$1,835.20	\$0.00	\$1,835.20
4879830001	FIRE SPRINKLER SYSTEM	FIRE	0487	PERFORM QUARTERLY SPRINKLER INSPECTION, CONSISTS OF TEST UNTIL FLOW SWITCH REPORTS AN ALARM AT FIRE PANEL, AND OPERATE EACH VALVE TO REPORT SUPERVISORY CONDITION ON FIRE ALARM PANEL. VISUAL INSPECTION OF EVERY SPRINKLER HEAD IN BUILDING AS REQUIRED BY NFPA 25.	FIRE ALARM	10.00	3M	\$45.88	\$1,376.40	\$0.00	\$1,376.40
565000129011001	CHILLWATER PUMP: CWP-1-1	HVAC	0565	D30454101950 : CENTRIFUGAL PUMP OVER 1 H.P.  QUARTERLY: CHECK FOR PROPER OPERATION OF PUMP. CHECK FOR LEAKS ON SUCTION AND DISCHARGE PIPING, SEALS, PACKING GLANDS, ETC.; MAKE MINOR ADJUSTMENTS AS REQUIRED. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. CHECK ALIGNMENT OF PUMP AND MOTOR; ADJUST AS NECESSARY. LUBRICATE PUMP AND MOTOR. CLEAN EXTERIOR OF PUMP, MOTOR AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.60	3 M	\$40.45	\$96.76	\$14.51	\$111.27

565000129011002	CHILLWATER PUMP: CWP-1-2	HVAC	0565	D30454101950 : CENTRIFUGAL PUMP OVER 1 H.P.  QUARTERLY: CHECK FOR PROPER OPERATION OF PUMP. CHECK FOR LEAKS ON SUCTION AND DISCHARGE PIPING, SEALS, PACKING GLANDS, ETC.; MAKE MINOR ADJUSTMENTS AS REQUIRED. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. CHECK ALIGNMENT OF PUMP AND MOTOR; ADJUST AS NECESSARY. LUBRICATE PUMP AND MOTOR. CLEAN EXTERIOR OF PUMP, MOTOR AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.60	3 M	\$40.45	\$96.76	\$14.51	\$111.27
565000129011003	HOTWATER PUMP: HWP-1-1	HVAC	0565	D30454101950 : CENTRIFUGAL PUMP OVER 1 H.P.  QUARTERLY: CHECK FOR PROPER OPERATION OF PUMP. CHECK FOR LEAKS ON SUCTION AND DISCHARGE PIPING, SEALS, PACKING GLANDS, ETC.; MAKE MINOR ADJUSTMENTS AS REQUIRED. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. CHECK ALIGNMENT OF PUMP AND MOTOR; ADJUST AS NECESSARY. LUBRICATE PUMP AND MOTOR. CLEAN EXTERIOR OF PUMP, MOTOR AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.60	3 M	\$40.45	\$96.76	\$14.51	\$111.27
565000129011004	HOTWATER PUMP: HWP-1-2	HVAC	0565	D30454101950 : CENTRIFUGAL PUMP OVER 1 H.P.  QUARTERLY: CHECK FOR PROPER OPERATION OF PUMP. CHECK FOR LEAKS ON SUCTION AND DISCHARGE PIPING, SEALS, PACKING GLANDS, ETC.; MAKE MINOR ADJUSTMENTS AS REQUIRED. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. CHECK ALIGNMENT OF PUMP AND MOTOR; ADJUST AS NECESSARY. LUBRICATE PUMP AND MOTOR. CLEAN EXTERIOR OF PUMP, MOTOR AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.60	3 M	\$40.45	\$96.76	\$14.51	\$111.27

565000129011005	CONDENSATE RETURN PUMP: CRU-1-1	HVAC	0565	D30454101950 : CENTRIFUGAL PUMP OVER 1 H.P.  QUARTERLY: CHECK FOR PROPER OPERATION OF PUMP. CHECK FOR LEAKS ON SUCTION AND DISCHARGE PIPING, SEALS, PACKING GLANDS, ETC.; MAKE MINOR ADJUSTMENTS AS REQUIRED. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. CHECK ALIGNMENT OF PUMP AND MOTOR; ADJUST AS NECESSARY. LUBRICATE PUMP AND MOTOR. CLEAN EXTERIOR OF PUMP, MOTOR AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.60	3 M	\$40.45	\$96.76	\$14.51	\$111.27
565000129033001	HOT WATER HEATER: SFWH-1	HVAC	0565	D20252601950 : WATER HEATER, GAS, TO 120 GALLON  SEMI-ANNUAL: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK FOR WATER LEAKS TO TANK AND PIPING. CHECK FOR FUEL SYSTEM LEAKS. CHECK GAS BURNER AND PILOT FOR PROPER FLAME; ADJUST IF REQUIRED. CHECK OPERATION AND CONDITION OF PRESSURE RELIEF VALVE. CHECK AUTOMATIC CONTROLS FOR PROPER OPERATION (TEMPERATURE REGULATORS, THERMOSTATIC DEVICES, AUTOMATIC FUEL SHUT OFF VALVE, ETC.). CHECK DRAFT DIVERter AND CLEAR OPENINGS, IF CLOGGED. CHECK ELECTRICAL WIRING FOR FRAYING AND LOOSE CONNECTIONS ON OIL BURNER. CHECK FOR PROPER WATER TEMPERATURE SETTING; ADJUST AS REQUIRED. CHECK CONDITION OF FLUE PIPE, AND CHIMNEY. CLEAN UP AREA AROUND UNIT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.70	6 M	\$40.45	\$56.39	\$8.46	\$64.85

565000129033002	HOT WATER HEATER: SFWH-2	HVAC	0565	D20252601950 : WATER HEATER, GAS, TO 120 GALLON  SEMI-ANNUAL: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK FOR WATER LEAKS TO TANK AND PIPING. CHECK FOR FUEL SYSTEM LEAKS. CHECK GAS BURNER AND PILOT FOR PROPER FLAME; ADJUST IF REQUIRED. CHECK OPERATION AND CONDITION OF PRESSURE RELIEF VALVE. CHECK AUTOMATIC CONTROLS FOR PROPER OPERATION (TEMPERATURE REGULATORS, THERMOSTATIC DEVICES, AUTOMATIC FUEL SHUT OFF VALVE, ETC.). CHECK DRAFT DIVERTER AND CLEAR OPENINGS, IF CLOGGED. CHECK ELECTRICAL WIRING FOR FRAYING AND LOOSE CONNECTIONS ON OIL BURNER. CHECK FOR PROPER WATER TEMPERATURE SETTING; ADJUST AS REQUIRED. CHECK CONDITION OF FLUE PIPE, AND CHIMNEY. CLEAN UP AREA AROUND UNIT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.70	6 M	\$40.45	\$56.39	\$8.46	\$64.85
565000129054001	FAN COIL UNIT: FCU-1-12	HVAC	0565	D30451201950 : FAN COIL UNIT  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK COILS AND PIPING FOR LEAKS, DAMAGE AND CORROSION; REPAIR AS NECESSARY. REPLACE FILTERS AS REQUIRED. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.21	3 M	\$40.45	\$33.82	\$5.07	\$38.89
565000129054002	FAN COIL UNIT: FCU-1-13	HVAC	0565	D30451201950 : FAN COIL UNIT  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK COILS AND PIPING FOR LEAKS, DAMAGE AND CORROSION; REPAIR AS NECESSARY. REPLACE FILTERS AS REQUIRED. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.21	3 M	\$40.45	\$33.82	\$5.07	\$38.89

565000301010003	AHU PH-3A_#3A_SOUTH PENTHOUSE	HVAC	0565	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15
565000301010004	AHU PH-3B_#3B_SOUTH PENTHOUSE	HVAC	0565	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15
565000301010005	AHU PH-4_#4_SOUTH PENTHOUSE	HVAC	0565	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15



565000301010006	AHU PH-5_#5_SOUTH PENTHOUSE	HVAC	0565	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15
565000301010007	AHU-PH-4A-SOUTH PENTHOUSE	HVAC	0565	D30451101950 : AIR HANDLING UNIT, 3 TONS THROUGH 24 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CHECK CONTROLS AND UNIT FOR PROPER OPERATION. CHECK FOR UNUSUAL NOISE OR VIBRATION. CHECK TENSION, CONDITION AND ALIGNMENT OF BELTS, ADJUST AS NECESSARY. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. INSPECT EXTERIOR PIPING AND VALVES FOR LEAKS; TIGHTEN CONNECTIONS AS REQUIRED. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.42	3 M	\$40.45	\$67.96	\$10.19	\$78.15

5650011006	STORM PUMP RM. #28	PLUMBING	0565	D20959101950 : SUBMERSIBLE PUMP, 1 H.P. AND OVER  SEMI-ANNUAL: CHECK WITH OPERATING PERSONNEL FOR ANY DEFICIENCIES. REMOVE PUMP FROM PIT. CLEAN OUT TRASH FROM PUMP INTAKE. CHECK ELECTRICAL PLUG, CORD AND CONNECTION. INSPECT PUMP BODY FOR CORROSION; PRIME AND PAINT AS NECESSARY. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. LUBRICATE PUMP AND MOTOR, WHERE APPLICABLE. RETURN PUMP TO PIT; RESET AND CHECK FLOAT SWITCH FOR PROPER OPERATION. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	1.93	6 M	\$40.45	\$155.73	\$23.36	\$179.09
5650011007	STORM PUMP RM. #28	PLUMBING	0565	D20959101950 : SUBMERSIBLE PUMP, 1 H.P. AND OVER  SEMI-ANNUAL: CHECK WITH OPERATING PERSONNEL FOR ANY DEFICIENCIES. REMOVE PUMP FROM PIT. CLEAN OUT TRASH FROM PUMP INTAKE. CHECK ELECTRICAL PLUG, CORD AND CONNECTION. INSPECT PUMP BODY FOR CORROSION; PRIME AND PAINT AS NECESSARY. CHECK PUMP AND MOTOR OPERATION FOR EXCESSIVE VIBRATION, NOISE AND OVERHEATING. LUBRICATE PUMP AND MOTOR, WHERE APPLICABLE. RETURN PUMP TO PIT; RESET AND CHECK FLOAT SWITCH FOR PROPER OPERATION. CLEAN AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	1.93	6 M	\$40.45	\$155.73	\$23.36	\$179.09

5650088004	EMECS PANEL -- MR 41	HVAC	0565	<p>D30651001950 : CONTROLS, CENTRAL SYSTEM, ELECTRO/PNEUMATIC</p> <p>ANNUAL:  WITH PANEL DISCONNECTED FROM POWER SOURCE,  CLEAN PATROL PANEL  COMPARTMENT WITH A VACUUM.  INSPECT WIRING/COMPONENTS FOR LOOSE CONNECTIONS; TIGHTEN, AS REQUIRED.  CHECK SET POINT OF CONTROLS TEMPERATURE, HUMIDITY OR PRESSURE.  CHECK UNIT OVER ITS RANGE OF CONTROL.  CHECK FOR CORRECT PRESSURE DIFFERENTIAL ON ALL TWO POSITION CONTROLLERS.  CHECK SOURCE OF THE SIGNAL AND ITS AMPLIFICATION ON ELECTRONIC CONTROLS.  CHECK AIR SYSTEMS FOR LEAKS; REPAIR AS NECESSARY.  CHECK RELAYS, PILOT VALVES AND PRESSURE REGULATORS FOR PROPER OPERATION; REPAIR OR REPLACE AS NECESSARY.  REPLACE AIR FILTERS IN SENSORS, CONTROLLERS, AND THERMOSTATS AS NECESSARY.  CLEAN AREA AROUND EQUIPMENT.  FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.</p>	PM	1.92	1 Y	\$40.45	\$77.46	\$11.62	\$89.08
56500ROOF012001	EX. FAN_ROOF (KEF-R1)	HVAC	0565	<p>D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM</p> <p>SEMI-ANNUAL:  START AND STOP FAN WITH LOCAL SWITCH.  CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING;  LUBRICATE BEARINGS.  CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED.  CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE.  CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS.  CLEAN FAN AND SURROUNDING AREA.  FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.</p>	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012002	EX. FAN_ROOF (KEF-R2)	HVAC	0565	<p>D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM</p> <p>SEMI-ANNUAL:  START AND STOP FAN WITH LOCAL SWITCH.  CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING;  LUBRICATE BEARINGS.  CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED.  CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE.  CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS.  CLEAN FAN AND SURROUNDING AREA.  FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.</p>	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24

56500ROOF012003	EX. FAN_ROOF (KEF-R3)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012004	EX. FAN_ROOF (KEF-R4)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012005	EX. FAN_ROOF (KEF-R5)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24

56500ROOF012006	EX. FAN_ROOF (KEF-PR-8)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012007	EX. FAN_ROOF (KEF-PR-9)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012008	EX. FAN_ROOF (KEF-PR-10)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24

56500ROOF012009	EX. FAN_ROOF (KEF-PR-11)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012010	EX. FAN_ROOF (KEF-PR-12)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012011	EX. FAN_ROOF (EF-R-1)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24

56500ROOF012012	EX. FAN_ROOF (EF-R-4)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012013	EX. FAN_ROOF (EF-R-7)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF012014	EX. FAN_ROOF (EF-R-10)	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  SEMI-ANNUAL: START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24

56500ROOF012015	EX. FAN_ROOF (EF-R-11)	HVAC	0565	<p>D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM</p> <p>SEMI-ANNUAL:            START AND STOP FAN WITH LOCAL SWITCH.            CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING;            LUBRICATE BEARINGS.            CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED.            CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE.            CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS.            CLEAN FAN AND SURROUNDING AREA.            FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.</p>	PM	0.54	6 M	\$40.45	\$43.69	\$6.55	\$50.24
56500ROOF018001	AIR COOLED CONDENSING UNIT (ACCU-0-2)	HVAC	0565	<p>D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS</p> <p>QUARTERLY:            CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES.            CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS.            LUBRICATE SHAFT AND MOTOR BEARINGS.            REPLACE AIR FILTERS.            PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED.            DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY.            CLEAN AREA AROUND EQUIPMENT.            FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.</p>	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018002	AIR COOLED CONDENSING UNIT (ACCU-0-3)	HVAC	0565	<p>D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS</p> <p>QUARTERLY:            CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES.            CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS.            LUBRICATE SHAFT AND MOTOR BEARINGS.            REPLACE AIR FILTERS.            PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED.            DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY.            CLEAN AREA AROUND EQUIPMENT.            FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.</p>	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13



56500ROOF018003	AIR COOLED CONDENSING UNIT (ACCU-0-4)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018004	AIR COOLED CONDENSING UNIT (ACCU-1-1)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018005	AIR COOLED CONDENSING UNIT (ACCU-1-2)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13

56500ROOF018006	AIR COOLED CONDENSING UNIT (ACCU-1-3)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018007	AIR COOLED CONDENSING UNIT (ACCU-1-7)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018008	AIR COOLED CONDENSING UNIT (ACCU-1-9)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13

56500ROOF018009	AIR COOLED CONDENSING UNIT (ACCU-1-10)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018010	AIR COOLED CONDENSING UNIT (ACCU-1-14)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018011	AIR COOLED CONDENSING UNIT (ACCU-1-15)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13

56500ROOF018012	AIR COOLED CONDENSING UNIT (ACCU-1-16)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018013	AIR COOLED CONDENSING UNIT (ACCU-2-1)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
56500ROOF018014	AIR COOLED CONDENSING UNIT (ACCU-2-2)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS  QUARTERLY: CHECK WITH OPERATING OR AREA PERSONNEL FOR DEFICIENCIES. CLEAN INTAKE SIDE OF CONDENSER COILS, FANS AND INTAKE SCREENS. LUBRICATE SHAFT AND MOTOR BEARINGS. REPLACE AIR FILTERS. PERFORM OPERATIONAL CHECK OF UNIT; MAKE ADJUSTMENTS ON CONTROLS AND OTHER COMPONENTS AS REQUIRED. DURING OPERATION OF UNIT, CHECK REFRIGERANT PRESSURE; ADD REFRIGERANT AS NECESSARY. CLEAN AREA AROUND EQUIPMENT. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
487000301038001	FRESH AIR DAMPER_AHU PH-1	HVAC	0487	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39

487000301038002	FRESH AIR DAMPER_AHU PH-2	HVAC	0487	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000265038001	FRESH AIR DAMPER_AHU 2-1	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000265038002	FRESH AIR DAMPER_AHU 2-2	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000301038003	FRESH AIR DAMPER_AHU PH-3	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000301038004	FRESH AIR DAMPER_AHU PH-3A	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000301038005	FRESH AIR DAMPER_AHU PH-4	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000301038006	FRESH AIR DAMPER_AHU PH-4A	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39
565000301038007	FRESH AIR DAMPER_AHU PH-5	HVAC	0565	QUARTERLY: REMOVE/REPLACE ACCESS DOOR. CLEAN OUT DEBRIS/DIRT BLOWN AGAINST DAMPER. CHECK THAT BLADES OPERATE FREELY. LUBRICATE PIVOT POINTS. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.50	3 M	\$40.45	\$73.38	\$11.01	\$84.39

487000301012001	SUPPLY FAN_AHU PH-1	HVAC	0487	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
487000301012002	SUPPLY FAN #1_AHU PH-2	HVAC	0487	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000265012001	SUPPLY FAN #1_AHU 2-1	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14

565000265012002	SUPPLY FAN #2_AHU 2-1	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000265012003	SUPPLY FAN #3_AHU 2-1	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000265012004	SUPPLY FAN #4_AHU 2-1	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14

565000265012005	SUPPLY FAN #5_AHU 2-1	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012001	SUPPLY FAN #1_AHU PH-3B	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012002	SUPPLY FAN #2_AHU PH-3B	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14



565000301012003	SUPPLY FAN #3_AHU PH-3B	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012004	SUPPLY FAN #4_AHU PH-3B	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012005	SUPPLY FAN #5_AHU PH-3B	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14

565000301012006	SUPPLY FAN #1_AHU PH-3A	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012007	SUPPLY FAN #2_AHU PH-3A	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012008	SUPPLY FAN #3_AHU PH-3A	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14

565000301012009	SUPPLY FAN #4_AHU PH-3A	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012010	SUPPLY FAN #5_AHU PH-3A	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012015	SUPPLY FAN #1_AHU PH-4A	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14

565000301012016	SUPPLY FAN #1_AHU PH-5	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012017	SUPPLY FAN #2_AHU PH-5	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
565000301012018	SUPPLY FAN #3_AHU PH-5	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14

565000301012019	SUPPLY FAN #4_AHU PH-5	HVAC	0565	D30452201950 : FAN, CENTRIFUGAL, UP TO 5,000 CFM  QUARTERLY START AND STOP FAN WITH LOCAL SWITCH. CHECK MOTOR AND FAN SHAFT BEARINGS FOR NOISE, VIBRATION, OVERHEATING; LUBRICATE BEARINGS. CHECK BELTS FOR WEAR, TENSION, AND ALIGNMENT, IF APPLICABLE; ADJUST AS REQUIRED. CHECK BLOWER INTAKE DAMPERS, LUBRICATE; IF APPLICABLE. CHECK ELECTRICAL WIRING AND CONNECTIONS; TIGHTEN LOOSE CONNECTIONS. CLEAN FAN AND SURROUNDING AREA. FILL OUT MAINTENANCE CHECKLIST AND REPORT DEFICIENCIES.	PM	0.54	3 M	\$40.45	\$79.25	\$11.89	\$91.14
56500ROOF018015	AIR COOLED CONDENSING UNIT (ACCU-2-4)	HVAC	0565	D30552501950 : AIR CONDITIONING SPLIT SYSTEM, DX, AIR COOLED, UP TO 10 TONS	PM	0.61	3 M	\$40.45	\$98.37	\$14.76	\$113.13
5659827001	FIRE ALARM SYSTEM	FIRE	0565	ANNUAL FIRE ALARM INSPECTION AS REQUIRED BY NFPA 72, TEST ALL FIRE ALARM DEVICES FOR FUNCTIONALITY, DOCUMENT TEST RECORD	FIRE ALARM	120	1 Y	\$45.88	\$5,505.60	\$0.00	\$5,505.60
5659830001	FIRE PUMP (PENTAIR) (includes #487)	FIRE	0565	ANNUAL FIRE PUMP FLOW INSPECTION. AS REQUIRED BY NFPA 25. TASK, WE ASSIST WITH OUTSIDE FIRE SPRINKLER COMPANY TO PERFORM ANNUAL FLOW TEST OF FIRE PUMP, CONSIST OF CHURN, 100 PERCENT FLOW TEST AND 150 PERCENT FLOW TEST, AMPERAGE METERING AT FIRE PUMP CONTROLLER.	FIRE ALARM	1.00	1 Y	\$45.88	\$45.88	\$0.00	\$45.88
565000113011001	FIRE PUMP (PENTAIR) (includes #487)	FIRE	0565	MONTHLY FIRE PUMP FLOW INSPECTION. AS REQUIRED BY NFPA 25. TASK, WE PERFORM MONTHLY FLOW TEST OF FIRE	FIRE ALARM	1.00	1 M	\$45.88	\$504.68	\$0.00	\$504.68
5659830001	FIRE JOCKEY PUMP (includes #487)	FIRE	0565	Verify start and stop settings on the pressure maintenance pump (jockey pump) by dropping the pressure in the jockey pump sensing line.	FIRE ALARM	0.25	1 Y	\$45.88	\$11.47	\$0.00	\$11.47
	FIRE JOCKEY PUMP (includes #487)	FIRE	0565	Verify start and stop settings on the pressure maintenance pump (jockey pump) by dropping the pressure in the jockey pump sensing line.	FIRE ALARM	0.25	1 M	\$45.88	\$126.17	\$0.00	\$126.17
5659830001	FIRE SPRINKLER SYSTEM (includes #487)	FIRE	0565	ANNUAL FIRE SPRINKER INSPECTION BY CONTRACTOR	Fire_Contracted		1 Y		\$0.00	\$0.00	\$3,975.00
5659830001	FIRE SPRINKLER SYSTEM (includes #487)	FIRE	0565	FLOW INSPECTORS TASK, WE ASSIST WITH OUTSIDE FIRE SPRINKLER COMPANY TO PERFORM ANNUAL SPRINKLER INSPECTION, CONSISTS OF TEST UNTIL FLOW SWITCH REPORTS AN ALARM AT FIRE PANEL, AND OPERATE EACH VALVE TO REPORT SUPERVISORY CONDITION ON FIRE ALARM PANEL. VISUAL INSPECTION OF EVERY SPRINKLER HEAD IN BUILDING AS REQUIRED BY NFPA 25.	FIRE ALARM	40	1 Y	\$45.88	\$1,835.20	\$0.00	\$1,835.20
5659830001	FIRE SPRINKLER SYSTEM	FIRE	0565	PERFORM QUARTERLY SPRINKLER INSPECTION, CONSISTS OF TEST UNTIL FLOW SWITCH REPORTS AN ALARM AT FIRE PANEL, AND	FIRE ALARM	10	3 M	\$45.88	\$1,376.40	\$0.00	\$1,376.40
5659827001	FIRE ALARM SYSTEM DEVICE	FIRE	0565	CLEAN AND REPLACE DEFECTIVE FIELD DEVICES PRIOR TO ANNUAL FIRE ALARM INSPECTION	FIRE ALARM	110	1 Y	\$45.88	\$5,046.80	\$0.00	\$5,046.80
										Total	\$32,847.89
										Sub Total	\$ 32,847.89

UC North and South											
Generator											
Equipment	Nomenclature	Equip Type	Building	Task List	Crew	Est Hours	Frequency	Labor Rate	Cost (Labor)	Cost (Material)	Total Cost
565-OUT-E025001	ERGENCY GENERA	GENERATORS	565	WEEKLY SPCC Reports. Check diesel tank for any alarms, leakage, visual inspection, etc... Generate corrective maintenance if needed.	ELECTRICAL	1	1 W	\$43.40	\$2,213.40		\$2,213.40
565-OUT-E025002	ERGENCY GENERA	GENERATORS	565	MONTHLY Manually run generator. Records run time hours and turn in all reports to EHS. Check all fluids, oil, coolant, etc... Check all electrical components, batteries, block heater, charger. Check all belts, hoses, floats, and pumps. Generate corrective maintenance if needed. "if repairs needed = additional cost" Load transfer test, at the option of the Computing Center Manager, document testing report.	ELECTRICAL	1	1 M	\$43.40	\$434.00		\$434.00
565-OUT-E025003	ERGENCY GENERA	GENERATORS	565	SEMI-ANNUAL Manually run generator Check all fluids, oil, coolant etc. Check all electrical components, batteries, block heater and charger. Check belts, hoses, floats and pumps. Verify all generator and life safety distribution equipment functions properly. Take output voltage and load readings. Load transfer test and document testing report and turn in all reports to Customer, EHS, FM, and Fire Marshal's office. Generate corrective maintenance if needed. "if repairs needed = additional cost"	ELECTRICAL	7	1 Y	\$43.40	\$303.80		\$303.80
565-OUT-E025004	ERGENCY GENERA	GENERATORS	565	ANNUAL Manually run generator Check all fluids, oil, coolant etc. Check all electrical components, batteries, block heater and charger. Check belts, hoses, floats and pumps. Verify all generator and life safety distribution equipment functions properly. Take output voltage and load readings. Load transfer test and document testing report and turn in all reports to Customer, EHS, FM, and Fire Marshal's office. Generate corrective maintenance if needed. "if repairs needed = additional cost" Fuel sampling of tank Fuel tank centrifuge cleaning if needed. "if needed = additional cost" Change batteries if needed. "if needed = additional cost" Change fuel and oil filters if needed. "if needed = additional cost" Change air filter and oil if needed. "if needed = additional cost" Flush oil and coolant system if needed. "if needed = additional cost" Generate corrective maintenance if needed. "if needed = additional cost"	ELECTRICAL	7	1 Y	\$43.40	\$303.80		\$303.80
565-OUT-E025005	ERGENCY GENERA	GENERATORS	565	ANNUAL FUEL SAMPLING	Electrical Contractor					\$250.00	\$250.00
565-OUT-E025006	ERGENCY GENERA	GENERATORS	565	FUEL TANK CLEANING (IF NEEDED)	Electrical Contractor						
565-OUT-E025007	ERGENCY GENERA	GENERATORS	565	CHANGE BATTERIES (IF NEEDED) (Cost provided at time of need)	ELECTRICAL						
565-OUT-E025008	ERGENCY GENERA	GENERATORS	565	CHANGE FUEL AND OIL FILTERS (IF NEEDED) (Cost provided at time of need)	ELECTRICAL						
565-OUT-E025009	ERGENCY GENERA	GENERATORS	565	FLUSH OIL AND COOLANT SYSTEM (IF NEEDED) (Cost provided at time of need)	ELECTRICAL						
565-OUT-E025010	ERGENCY GENERA	GENERATORS	565	GENERATE CORRECTIVE MAINTENANCE (IF NEEDED) (Cost provided at time of need)	ELECTRICAL						

				BIENNIAL Manually run generator Record run time hours and turn in all reports to EHS. Check all fluids, oil, coolant etc. Check all electrical components, batteries, block heater and charger. Check belts, hoses, floats and pumps. Verify all generator and life safety distribution equipment functions properly. Take output voltage and load readings. Fuel sampling of tank Fuel tank centrifuge cleaning. Change batteries regardless if needed. Change fuel and oil filters regardless if needed. Change air filter and oil regardless if needed. Flush oil and coolant system regardless if needed. Generate corrective maintenance if needed. Load bank test and report.							
565-OUT-E025001	ERGENCY GENERAT	GENERATORS	565		ELECTRICAL	0	2 Y	\$0.00	\$5,000.00		\$5,000.00

Total	\$8,505.00
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Sub Total	\$ 8,505.00
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ESTIMATE