

Plant Monitoring & Inspection -FMC Shift Op. Tasks

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 26/07/2013						
1	Check / Review Main Control Centre E-Mail inbox at the beginning of each shift.					Y
2	Monitor Building Management System including:- -All plant alarms and respond as required. -Undertake trend logs of selected plant. -Undertake any required control adjustments in response site requirements. -Critical alarms for approved equipment owned by others such as the Ultra cold refrigerators, cold rooms, incubators and RO water systems. -Electrical reticulation systems including feeder and generator supplies. -Chilled water -Low temperature boiler system flows. -Medical air compressors and receivers. -Vaccum pumps -Refrigerated driers -All chillers pumps -Medical gas alarms including for oxygen, nitrous oxide, tool air, liquid nitrogen and carbon dioxide. -Oxygen and liquid nitrogen bulk supplies. -Steam generators pressure and alarms. -Cooling towers -Water softners including brine supply. -Boiler alarms, pressure and temperature. -Expansion vessel alarms and levels.					Y
3	Alarm Response - action all alarms depending on the criticality and as required or set out by site.					Y
4	Emergency repairs and situations:- -These can vary greatly such as; stormwater egress, vandalism, security breaches etc. -Where possible undertake emergency repairs whilst the required tradesman attends. -Through Spotless or with the laboratory or Biomedical staff arrange for appropriate service technician. -Provide engineering support to the emergency response team.					Y
5	Fault reponse -Investigate fault reports, assess impact, urgency and arrange for the appropriate action. -Include lift faults.					Y
6	Isolate and de-isolate the fire circuits as required.					Y
7	Arrange for the ordering of replacement medical gases as required.					Y
8	Undertake water treatment and testing for Hot, Chilled water systems and water softners.	Y	Y	Y	Y	
9	Undertake ME172B for all ducted air conditioning units.		Y			
10	Undertake the ME94B service.	Y				Y

**Disclaimer** -This TDS is intended to provide guidance only to support Preventative Maintenance servicing activities. All TDS users are encouraged to read and understand the full [Conditions of Use](#) provided on the final page of this document and on the DPTI website.

For more information please contact the applicable Facilities Management Service Provider.



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

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11	Undertake general after hours repairs such as belt and pulley replacements.					Y
12	Undertake plant and area isolation procedures on back shifts as required to enable scheduled work to commence on the next day.					Y
13	Sub-contractor support and overview -Arrange for ad-hoc maintenance on specific plant through the Facility Manager. -Undertake isolations of plant & systems for contractors to enable them to perform their tasks. -Oversee specialist contractor working on critical plant. -Approve plant shutdowns within the delegated authority for contractors.-Obtain contractor required paperwork for work done after hours.					Y
14	Boiler -Manually control boilers as required to maintain pressure. -Overhaul sight glasses and safety valve. -Coordinate expansion vessel control with boilers.				Y	
15	Boiler inspection: -Prepare boilers for Safework SA inspection. -Disassemble safety valve open boiler, replace gaskets, install safety valves, arrange for instrument & electrical checks. -Refill and recommission.				Y	
16	Record all work undertaken on the daily 17~log sheets / book.	Y	Y	Y	Y	Y

**Special Comments and Technical Data**

THESE ACTIVITIES ARE SITE SPECIFIC TO FMC.  
E SERVICES CONTINUOUS

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