

BMS - SARDI West Beach Labs.

Last Issue Date: 24/01/2013		Type Of Service				
Activity		A	B	C	D	E
1	<p>General Items</p> <ul style="list-style-type: none"> - If workstation present check hard disk drive capacity and perform data base back-up to both hard disk and CD. Archive CD data. - Check, record and correct all parameter set points and tolerances. - Check response of all controlled plant to manually issued commands from the central work station or portable interfaces. - Check and report all software and system programming for current compliance with manufacturer's recommendations and current control requirements. - Check and record run times of air handlers and reset if necessary. - Assist the fire contractor in testing fire panel on its yearly full check. This is important on this site as the BMS does more fire control than what is normal in most buildings. 				Y	
2	<p>Block A</p> <ul style="list-style-type: none"> - Service controls on seven AHU's, which includes checking and calibrating sensors, checking for proper operation of the valves / economy cycle dampers and checking all schedules / program logic to ensure system is operating as efficiently as possible. - Check operation of Personnel Duress Alarms. - Check operation of all exhaust fans, associated fan status pressure switches and schedules / program logic to ensure system is operating as efficiently as possible. 				Y	
3	<p>Block B</p> <p>Service controls on 32 FCU's, which includes checking and calibrating sensors, checking for proper operation of the valves and checking all schedules / program logic to ensure system is operating as efficiently as possible.</p>				Y	
4	<p>Block C</p> <ul style="list-style-type: none"> - Service controls on 6 constant environment room FCU's: include checking and calibrating sensors, checking for proper calibration of the valves / change over dampers and checking all schedules / program logic to ensure system is operating as efficiently as possible. These units have extra programming to ensure conditions are always met by having a backup unit on standby at all times, this requires extra testing to make sure all these systems function and operate. - Constant Environment Thermal Plant: Check all pumps, status's, isolation valves, faults, sensors to ensure all chillers & boilers are performing equally. - Air conditioning Thermal plant: Check pumps, status's, isolation valves, faults, sensors to ensure all chillers & boilers are performing effectively. 				Y	
5	<p>Block D</p> <ul style="list-style-type: none"> - Aquarium Room Tank Stations (39): These stations have temperature sensors on leads which are inserted in the tanks. These sensors control an arrangement of three valves per station which mix the correct proportion of warm, ambient and chilled seawater to maintain required temperature. Test operation & calibration of temperature sensors, series of control relays, solenoids, & pneumatic valves. Check for blockages within the pneumatic seawater valves and report any problems. - Boilers Serving Aquarium Room Tank stations: Check all pumps, status's, isolation valves, faults & sensors to ensure both boilers are performing as required. 				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

Download Date: 04/11/2021

BMS - SARDI West Beach Labs.

Last Issue Date: 24/01/2013		Type Of Service				
		A	B	C	D	E
Activity						
	- Sump Pumps Serving Aquarium Room: Check operation of level switches and emergency high level alarms.					
6	Block E - Main Seawater pumps (3): Check operation to ensure pumps are delivering the correct flow to the settling tanks and that lead / lag rotation is working correctly.				Y	
7	Generators; Check operation of generator start times.				Y	
8	Pool Farm; Check operation of pumps, bio filter alarms, status and tank float operation.				Y	
9	Hatchery; Check operation of all pumps and status of float alarms.				Y	
10	Bore Pumps; Check all alarms and floats serving bore pumps and fresh water storage tanks.				Y	
11	BMS Server; Backup databases onto the remote machine and also to the service provider off site storage. Remove covers of the server, inspect and clean out dust. Apply any required patches to OS and BMS software.				Y	
12	Record results in log book and provide written report detailing any faults and recommendations.				Y	

Special Comments and Technical Data

D SERVICE ANNUAL

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

Download Date: 04/11/2021

Conditions of Use

A TDS should be used as a generic guide for Facilities Management Service Providers (FMSP) to deliver Facilities Maintenance Services, specifically Preventative Maintenance in accordance with the DPTI [Agency Work Procedure Manual](#).

Users of a TDS should familiarise themselves with the following **Conditions of Use**:

1. You use the information and data contained in any TDS published by DPTI at your sole risk. DPTI-AGFMA does not have the expertise to provide complete or accurate technical data schedules and provides these technical data sheets merely as a starting point and/or guide.
2. If you rely on the information in a TDS you are responsible for ensuring, by independent verification, its accuracy, currency and completeness. DPTI cannot guarantee that the information contained in a TDS meets the standards or requirements of legislative requirements.
3. A TDS is not an exhaustive list of tasks or obligations that may be required and is generally generic in nature. DPTI does not oblige the user of a TDS to rely on it to the exclusion of other sources of information. For example, manufacturer's requirements may need to be followed for additional and / or alternative tasks and for additional and / or alternative servicing frequencies. You should always check the primary source of information such as the Australian Standards, manufacturer's specifications, legislation and other standards before undertaking any work to which a schedule may apply.
4. You must apply appropriate risk management principles and carry out all tasks in accordance with obligations under the [Work Health and Safety Act 2012](#).
5. You must not use a TDS unless you meet the specific competency requirements for preventative maintenance servicing works and are capable of applying the TDS to your trade or area of expertise. A TDS is only to be used by people who are specifically instructed by DPTI to use them and only for work undertaken in South Australia.
6. DPTI, its agents, instrumentalities, officers and employees make no representations, express or implied, as to the accuracy of the information, the data contained in a TDS or the suitability of a TDS for a particular purpose.
7. DPTI does not provide legal advice. DPTI accepts no liability, howsoever arising, for any loss resulting from the use of a TDS and any information or data or reliance placed on them.
8. DPTI may change information and data in a TDS without notice.
9. DPTI may revise this disclaimer at any time by updating these Conditions of Use.