

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"> <li>- If workstation present check hard disk drive capacity and perform data base back-up to both hard disk and CD. Archive CD data.</li> <li>- Check, record and correct all parameter set points and tolerances.</li> <li>- Check response of all controlled plant to manually issued commands from the central work station or portable interfaces.</li> <li>- Check and report all software and system programming for current compliance with manufacturer's recommendations and current control requirements.</li> <li>- Check and record run times of air handlers and reset if necessary.</li> <li>- 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.</li> </ul>				Y	
2	<p>Block A</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Check operation of Personnel Duress Alarms.</li> <li>- Check operation of all exhaust fans, associated fan status pressure switches and schedules / program logic to ensure system is operating as efficiently as possible.</li> </ul>				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"> <li>- 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.</li> <li>- Constant Environment Thermal Plant: Check all pumps, status's, isolation valves, faults, sensors to ensure all chillers &amp; boilers are performing equally.</li> <li>- Air conditioning Thermal plant: Check pumps, status's, isolation valves, faults, sensors to ensure all chillers &amp; boilers are performing effectively.</li> </ul>				Y	
5	<p>Block D</p> <ul style="list-style-type: none"> <li>- 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 &amp; calibration of temperature sensors, series of control relays, solenoids, &amp; pneumatic valves. Check for blockages within the pneumatic seawater valves and report any problems.</li> <li>- Boilers Serving Aquarium Room Tank stations: Check all pumps, status's, isolation valves, faults &amp; sensors to ensure both boilers are performing as required.</li> </ul>				Y	

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Government of South Australia  
Department of Planning,  
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	- 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

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