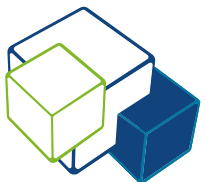




Maintenance & Support Services

Optimised Availability
Site Facilities Engineer
Task Schedule



Workspace
Technology Limited
Data Centre Solutions Expertly Engineered

workspace-technology.com
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Site Facilities Engineering Services

Planned preventative service activities tend to be targeted on core plant such as chillers or generator systems. Specialist data centre Facilities Engineers complement PPM servicing by providing regular site visits in order to perform general infrastructure inspection, adjustments, lubrication and periodic testing.



Support Plan Options

Standard - Routine maintenance with access to our call-out service. All newly supplied products* *** covered within warranty period.

Premium - As standard, but inclusive of callout charges when newly supplied equipment is within the warranty period.*

Comprehensive - Provides full service including call-out charges and equipment replacement both in and out of warranty.** ***

* Equipment replacement costs when within their warranty period are inclusive. This excludes consumables, batteries and lamps/bulbs.

** Excludes consumables, batteries and lamps/bulbs.

*** Excludes failures where the system has been damaged by users or third parties, or has a call out due to customer mis-operation. Damage due to poor quality water, fire, storm, flood or act of nature will be chargeable. Full details are in the contract terms and conditions.

Service	Standard	Premium	Comprehensive
Planned Preventative Maintenance Schedule	•	•	•
New Equipment 12 Month Warranty	•	•	•
Minor Adjustments During Service Visits	•	•	•
Availability of Technicians 24x7x365	•	•	•
Engineers' Call-out Charges		•	•
Variable Response Time Options		•	•
Out of Warranty Equipment Replacement			•



Site Facilities Engineer PPM Schedule

Recommended Frequency - Monthly, Quarterly or Annually

Alarm Status

Inspection or Test Details	Actions
Check all systems for alarm status on all equipment	Investigate, Report and Escalate

Room Integrity

Inspection or Test Details	Actions
Inspect all Cable & Duct Penetrations	Report and Reseal
Inspect Doors & Windows	Report and Reseal
Inspect all Vents and Dampers	Report and Reseal
Inspect Fire Sealing Integrity	Report and Reseal

Raised Access Floor

Inspection or Test Details	Actions
Inspect Floor Integrity	Report and address floor leveling. Replace tiles
Inspect Grille Tiles - correct quantity and position	Report and Relocate
Inspect Integrity of Floor Sealing System	Report and Reseal/Replace
Check for Airflow Blockages	Report and Unblock where possible
Inspect for Debris	Report and Remove debris

Fresh Air Ventilation

Inspection or Test Details	Actions
Inspect Duct Work: check for corrosion or excess vibration. Wipe clean ductwork.	Report and Reseal
Inspect Fan & Motor Assemblies for lateral and end play in the bearings. Check fan blades for damage/corrosion, ensure that no water is entering the motor via electrical gland plate.	Report and Repair
Check mains power supply voltages, electrical terminations, signs for hot spots, discolouration of circuit conductors.	Report and Repair



Fresh Air Ventilation continued

Inspection or Test Details	Actions
Inspect damper blades for correct operation and sealing. Clean & lubricate.	Report and Repair
Inspect Actuators for correct adjustments and operation of spindles. Clean & lubricate.	Report and Repair
Check Fire Interlink and Operation.	Report and Repair
Inspect & Clean Filters.	Clean or Replace Filter
Check operation of control systems, check any alarms registered.	Report and Reseal

Gas Extraction System

Inspection or Test Details	Actions
Inspect Duct Work: check for corrosion or excess vibration. Wipe clean ductwork.	Report and Reseal
Inspect Fan & Motor Assemblies for lateral and end play in the bearings. Check fan blades for damage/corrosion, ensure that no water is entering the motor via electrical gland plate.	Report and Repair
Check mains power supply voltages, electrical terminations, signs for hot spots, discolouration of circuit conductors.	Report and Repair
Inspect damper blades for correct operation and sealing. Clean & lubricate.	Report and Repair
Inspect Actuators for correct adjustments and operation of spindles. Clean & lubricate.	Report and Repair
Check Fire Interlink and Operation.	Report and Repair
Inspect & Clean Filters.	Clean or Replace Filter
Check operation of control systems, check any alarms registered.	Report and Reseal

Aisle Containment

Inspection or Test Details	Actions
Inspect & Lubricate Doors	Report and Adjust
Inspect & Lubricate Telescopic Door Rails	Report and Adjust
Inspect vertical/horizontal panel integrity	Report and Adjust

Equipment Racks

Inspection or Test Details	Actions
Inspect, Clean & Lubricate Doors	Report and Repair
Inspect Cable Management & Cable Tidiness	Report and Improve
Blanking Panels	Report and Replace



Containment & Cabling Systems

Inspection or Test Details	Actions
Inspect Containment	Report and Repair
Inspect Cable Management & Cable Tidiness	Report and Improve

Labelling

Inspection or Test Details	Actions
Inspect Room Labelling	Report and Add/Replace
Inspect Electrical Labelling	Report and Add/Replace

Documentation

Inspection or Test Details	Actions
Inspect O&M Manual. Check all information is present and up-to-date	Report and Add/Replace
Electrical DB Schedules to ensure these are correct and up-to-date	Report and Add/Replace
Check Service Reports are filed correctly	Report, Tidy, Update
Check F Gas Site Records for each system to ensure that they contain the following information; <ul style="list-style-type: none"> The quality and type of F gas refrigerant installed in each system. Quantities of refrigerant added to each system. The quantity of refrigerant recovered during servicing, maintenance and final disposal. Other relevant information including the identification of the company or technician who performed the servicing or maintenance, as well as the dates and results of leakage checks and leaking detection checks. Relevant information specifically identifying the separate stationary equipment containing 30kg or more of refrigerant. 	Report and Update

Electrical

Inspection or Test Details	Actions
Inspect & Test Lighting	Report, Replace, Repair
Inspect & Test Emergency Lighting. Complete Emergency Test Log Books	Report, Replace, Repair
Clean all Lamps and Diffusers	Clean
Inspect all electrical sub distribution equipment	Report, Replace, Repair
Check Meter Readings for out of range values	Report, Replace, Repair
Inspect Electrical Cabling/Labelling	Report, Replace, Repair
Check operation of incoming & outgoing protective devices, review circuit charts for changes, review sizes if protective devices and check connections	Report, Replace, Repair
Electrical Periodic Testing to BS7671 17th Edition	



Generator

Inspection or Test Details	Actions
Undertake off-line generator start-up test and check fuel valve	Report any low fuel or faults

Environmental

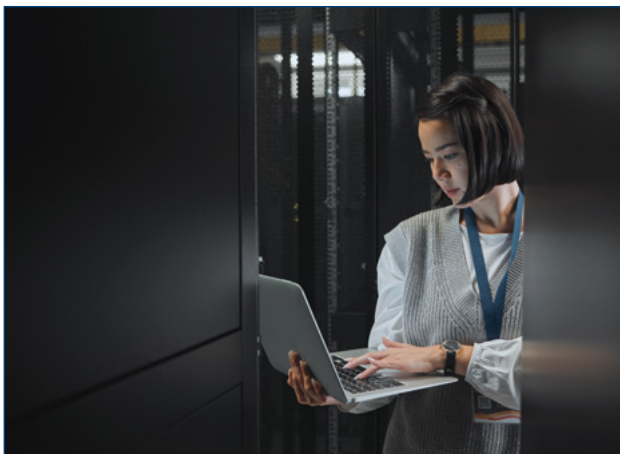
Inspection or Test Details	Actions
Check general room and equipment inlet temperatures	Report and Adjust any settings

Tidiness

Inspection or Test Details	Actions
Inspect Room for Tidiness	Report, Remove/Tidy packaging
Inspect Tack Mat/Dycern Matting	Replace, Renew, Clean

External Plant Area

Inspection or Test Details	Actions
Inspect Area for Tidiness	Replace, Renew, Clean
Vegetation & Leaves Build-Up	Remove/Web Killer
Inspect Cable Management & Cable Tidiness	Report and Improve
Inspect Labelling	Report and Add/Replace
Inspect & Test Lighting	Report, Replace, Repair
Clean all Lamps and Diffusers	Clean
Inspect all electrical sub distribution equipment	Report, Replace, Repair





External Housings & Containers

Inspection or Test Details	Actions
Inspect for Tidiness	Replace, Renew, Clean
Check for Leaks	Inspect, Repair, Report
Inspect, Clean and Lubricate Hinges & Lock	Report and Repair
Inspect and Clean Ventilation Grilles/Systems	Report and Repair
Inspect & Test Lighting	Report, Replace, Repair
Inspect & Test Emergency Lighting. Complete Emergency Test Log Books	Report, Replace, Repair
Clean all Lamps & Diffusers	Clean
Inspect all Electrical Sub Distribution Equipment	Report, Replace, Repair

Site Spares

Inspection or Test Details	Actions
Audit Site Spares against Schedule	I.D out of stock, Request re-order
Inspect Labelling & Accessibility	Report and Update
Additional Spare Recommendations	Report and Update

Notes on Service Schedule

All work mentioned in the schedule is carried out subject to Workspace Technology's Terms and Conditions of sale.

The audit schedules shown are based on a standard and will not be applicable to every installation for every item listed. Consequently each task has to be qualified by the term; 'if it is safe so to do', 'if applicable', 'if possible' and 'if appropriate'.

It is possible that your specific installation may have additional or specialised equipment not mentioned in this schedule. In that case, the specific equipment would be the subject of addenda to the main contract.

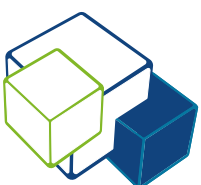
Tasks mentioned in the schedule may also be omitted if Workspace Technology's engineers or its appointed agents deem that it is unsafe to carry out that task or that it may jeopardise the security of electrical supply.



Interested in finding out more?

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