Workspace
Technology Limited

AC Systems PPM Schedule

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Data Centre Solutions Expertly Engineered

Support…
Planned and contracted maintenance services

To ensure that data centre or building services are always operating to their full potential Workspace Technology recommends the deployment of regular planned preventative maintenance programmes which are back up with emergency callout for unplanned failures.

Workspace Technology engages specialist teams of service engineers operating throughout the UK. You can choose the level of service to match the business criticality.

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 there warranty period are inclusive. This excludes consumables, batteries and lamps/bulbs.

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*** 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 24 x 7 x 365	•	•	•
Engineers Callout Charges		•	•
Variable Response Time Options		•	•
Out of Warranty Equipment Replacement			•

AC PPM Schedule

Frequency Two or Four Yearly.

Direct Expansion & Chilled Water Air-conditioning Air Handlers PPM Maintenance Service.

Item	Service Detail
1	A general inspection of the exterior condition of the equipment will be made.
2	The equipment will be thoroughly tested for refrigerant or water leaks on each individual condenser/evaporator circuit. All integral soldered, flared and flanged joints inspected. Oil seals and valves inspected for possible wear. Refrigerant added as required.
3	Condensers (air-cooled) will be inspected for free airflow. Reverse blown or brushed with stiff brush for cleaning.
4	Evaporator coil will be inspected for free airflow, cleaned and combed out where necessary.
5	Compressors will be checked for smooth operation.
6	Fan drive motors will be cleaned, checked, and the running current recorded.
7	All fan bearings will be inspected for correct temperature, silent and smooth running. Lubricated as required.
8	All drive belts will be checked for alignment, tension, wear and hardness. They will be adjusted or changed as required.
9	Controls checked for correct operation calibration and response.
10	Safety controls inspected for operation and settings.
11	Solenoid, motorised, three port and or thermostatic expansion valves will be inspected for operation and adjusted if necessary.
12	Oil charges and levels will be inspected for loss and rectified as necessary.
13	Inspect water pumps, if fitted, for correct water temperature and any leakage.
14	Refrigeration system pipe insulation will be inspected for damage.
15	Anti-vibration mountings, if fitted, will be checked for effectiveness.
16	Electrical equipment inspected for correct operation and the wiring checked for integrity.
17	On chilled water equipment the specific gravity of the fluid will be checked annually.
18	Where 'electrode boiler' type humidifiers are installed, operation checked, water drained, cylinder replaced if necessary.
19	Air filters inspected, cleaned or replaced as required.
20	System will be checked for air leaks and repaired where required.
21	Condensate and overflow drains tested and cleaned.
22	Room conditions checked and adjusted if necessary.

Direct Expansion Condensers PPM Maintenance Service

Item	Service Detail
1	A general inspection of the exterior condition of the equipment will be made.
2	The equipment will be inspected for refrigerant leaks on each individual condenser/evaporator circuit. All soldered, flared and flanged joints inspected.
3	Condensers (air-cooled) will be inspected for free airflow. Brushed with stiff brush for cleaning.
4	Compressors will be checked for smooth operation.
5	Fan drive motors will be cleaned, checked and the running current recorded.
6	All fan bearings will be inspected for correct temperature, silent and smooth running. Lubricated as required.
7	Controls checked for correct operation, calibration and response.
8	Safety controls inspected for operation and settings.
9	Oil charges and levels will be inspected for loss and rectified as necessary.
10	On chillers the cover is restricted to the chiller alone unless other equipment is listed in this contract.
11	Anti-vibration mountings, if fitted, will be checked for effectiveness. Electrical equipment inspected for correct operation and the wiring checked for integrity.

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.

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ISO 14001:2015 9940

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Interested in finding out more?

Our friendly team are on hand to take your call on **0121 354 4894**
or send us an email at **sales@workspace-technology.com**