

FY 2009 QUESTION NUMBER: 31

QUESTION:

Provide information on preventative maintenance, including HVAC maintenance?

BUDGET PAGE REFERENCE: 7-64 and 7-72

ANSWER:

Preventive maintenance on MCPS facilities is performed by different teams in the divisions of School Plant Operations and Maintenance. In the Division of School Plant Operations, plant equipment operators and building service workers in schools perform the first line of preventive maintenance services in facilities. School staff takes care of minor repairs on heating, ventilation, and air conditioning (HVAC) equipment such as boilers, chillers, air conditioners, unit ventilators, and air handling units. This includes changing filters, lubricating motors and circulating pumps, replacing belts, monitoring gauges, etc. Staff is provided detailed schedules and plant equipment logs including equipment service records and building maintenance plans to ensure that these tasks are performed in a timely manner.

In the Division of Maintenance, specialty trades and teams provide preventive and on-call services to schools. Boiler mechanics assist with periodic state-sponsored inspections of boiler systems. The Indoor Air Quality (IAQ) Teams perform preventive maintenance services that include inspecting, cleaning, and adjusting HVAC equipment to improve efficiency and air quality. The Contracting Section annually develops and manages a large number of capital maintenance projects that constitute an important part of the overall facilities preventive maintenance program. Additionally, the Automated Energy Management Section is in the process of implementing a new initiative to provide for regular inspection and calibration of thermostats and related controls, important preventive maintenance tasks that will also result in utility cost savings.