



***CNRMA REGIONAL ENGINEER
PUBLIC WORKS CENTER NORFOLK
PUBLIC WORKS TRANSITION CONFERENCE***

Regional Production Processes

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Briefing Outline



- Preventative Maintenance (PM) program
- FSC Support: T & Q Function



Preventative Maintenance (PM)



- Code 414 provides regional management of the Preventative Maintenance (PM) program
 - Determines required level and frequency of PM and develops PM estimates and job plans
 - Issues “P” tickets for job execution
 - Maintains MAXIMO equipment inventory
 - Manages PM support contracts
 - Prepares/submits annual budget requests to Code 130 for all CNRMA facilities as well as PM budget submittals to all other customers.



Preventative Maintenance (PM)



• Typical equipment supported by the regional PM program:

- HVAC equipment
- DDC and pneumatic control systems
- Filters
- VTE (elevators, escalators)
- Lighting
- Fire sprinkler systems, fire alarm systems
- Grease traps and range hoods
- Dryer vents
- Commercial and industrial doors
- Pest control
- Chemical support contracts

And miscellaneous other facility systems unique to some customers

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PM Process Highlights



•Code 410/414 Recurring Work Engineering Technicians (ET) role

- Upon request, the ET visits the identified facility, inventories the equipment to be maintained, determines level of PM level required and provides a written estimate for annual PM services to the requestor.**
- Utilizes MAXIMO to schedule the frequency of PM and to generate “P” tickets for work execution. For small repairs, a “R” ticket is generated when repairs can be performed within 2 hours and the required materials are available on the Maintenance vehicle. Repairs above this level are treated as E/U/S calls or minor works.**



PM Process Highlights



- Ensures that the PM program inventory is current and funding requirements are accurate

- **PWO role:**

- The Facility Maintenance Specialist (FMS) identifies the requirement for PM services.

- The FMS communicates any planned renovations, demolition projects, etc. that would have an impact on the PM program or equipment inventory to the Code 414 Recurring Work ET.

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FSC Support: T & Q Functions



- **Code 410 provides the T-function (Engineering Techs. and the Q-function (Contract Surveillance Representatives)**

- **ETs and CSRs are forward deployed to the following sites:**

- Norfolk
- Portsmouth and Northwest
- Oceana/Dam Neck
- Little Creek
- Peninsula

- **These functions which support service contracts and Type II construction services are in an ongoing CA study with a decision currently scheduled for March, 2004.**

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FSC Support: T & Q Functions



ET services provided include the following:

- **Estimates for contract support on approximately 150 contracts throughout the region.**
- **Following the presentation of the estimate to the requestor and the subsequent funding of the project, preparation of a job plan and delivery order.**
- **Specification writing for a wide range of contracts in both prescriptive and performance based formats.**
- **Funds allocation breakdown, by customer, for service contracts is provided to the Contract Administrator (CA).**



FSC Support: T & Q Functions



CSR services provided include the following:

- **Regularly scheduled inspection services to document contractor performance on service contracts.**
- **QA of the Quality Control (QC) plans for post CA MEO/PWS requirements for several departments within PWC.**
- **Daily reports and identification of deductions due to contractor failure to perform or discrepancies in quality.**
- **Certification of contractor invoices for payment. Appropriate deductions are provided to Contract Administrator personnel.**
- **Job Order Distribution (JOD) for client funds allocation monitored.**