FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-09: Air Compressors and Vacuum Pumps Services

Core Objectives

Maintain, repair, and install air compressors, dryers, and vacuum pumps (including laboratory and medical systems) to deliver clean, dry, reliable air and vacuum.

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Task Breakdown

A. Installation / New Work

- Install new compressors, receivers, dryers, and vacuum pumps.
- Pipe, wire, and start up the system.
- Pressure test and certify where required.

B. Repair / Corrective Work

- Rebuild compressor pumps, valves, and unloaders.
- Replace motors, belts, pressure switches, and drains.
- Repair leaks in distribution piping.
- Any other related repairs and/or corrective work

C. Preventive Maintenance / Inspection

- Quarterly PM: oil, filters, belts, drains, and safety valve check.
- Dryer performance and dew point verification
- Leak survey (ultrasonic) annually.
- Vacuum pump oil and exhaust filter service

Trade-Specific Safety Requirements

- Depressurize and lockout before service.
- Pressure vessel safety valve verification.
- Medical gas work by ASSE 6010-certified installers

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certifications (where applicable)
- As-builts, O&M manuals, and warranties for new work

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ST-09: Air Compressors and Vacuum Pumps Services (cont.)

Labor Rate Price Sheet - Air Compressors and Vacuum Pumps Services

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Compressor Technician	$_____	$_____	$_____	$_____
Senior Technician	$_____	$_____	$_____	$_____
Medical Gas Installer (ASSE 6010)	$_____	$_____	$_____	$_____
Helper	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

List any specialized services or other services not mentioned above that your company provides:

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List any other applicable rates, fees, or charges not listed above:

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