



Department of Administrative Services

Policies & Procedures

Customer Focused, Performance Driven



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RMS Property Program – Thermography Services

Overview

RMS Property Program has engaged a contractor to perform Thermography Surveys on State Agency facility electrical and mechanical systems in an effort to assist agencies in identifying problems prior to a catastrophic failure to a facility's infrastructure and significant disruption to an agency's operations. A 10 year study performed by a reputable insurance company has shown that a properly implemented and managed Predictive Maintenance Program can achieve \$4 in savings that would have gone to unnecessary costs to repair/replace damaged equipment for every \$1 spent on corrective measures taken to address identified electrical/mechanical problems.

References

- DOAS Thermography Services Contract No. 40300-222-DAS0000018
- Industry Best Practices

Policy & Procedures

Eligibility Criteria:

A CLCP Agency must be in good standing with DOAS Risk Management Services, including being in compliance with DOAS Comprehensive Loss Control Program (CLCP) criteria, and current on payment of DOAS premium invoices and any applicable agency deductibles.

How the Thermography Program Works:

An Agency engages a Thermography surveyor via the DOAS Thermography Services Contract No. 40300-222-DAS0000018.

The Thermography surveyor shall perform the services requested by the Agency per the terms of the contract at the contract price.

The agency may seek reimbursement from DOAS Risk Management Services upon submission of a Thermography Survey indicating no recommendations or a Thermography Survey with recommendations and supporting documentation evidencing recommendations have been complied with.

The total aggregate amount of potential reimbursable expenses for Thermography Surveys completed during the fiscal year will not exceed 10% of the building and contents premium billed to the Agency at the beginning of the fiscal year.

Example:

State Agency billed \$500,000 for building and contents coverage at beginning of FY2011. The state agency would be able to seek up to \$50,000 back towards the cost of Thermography Surveys completed in FY2011.

DOAS reserves the right to cancel this program at any time.

How to Prepare for a Thermography Survey:

When scheduling Thermography Survey appointments with the contractor, clearly identify the electrical and/or mechanical components to be surveyed.

On the day of survey the electrical load should be as close as possible to normal operating levels to more accurately identify any potential problems.

Be sure a qualified agency technician will be readily available on the date of the scheduled survey to safely open and close electrical panels and cabinets for the surveyor.

Before the surveyor leaves your facility discuss their findings and make certain you understand any recommendations made and their potential impact on your operations, if not addressed.

Related Documents

DOAS Thermography Services Contract No. 40300-222-DAS0000018