

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

(To be completed by the Contractor and saved in the Contractor's CMMS)

FACID/Building: NY067 Date of Visit: 5/12/23

Contractor Personnel on Site:

- | | |
|-------------------------|----------|
| 1. <u>Patrick Brown</u> | 3. _____ |
| 2. _____ | 4. _____ |

Work Performed:

Preventive Maintenance - Services Completed (Annual, Quarterly, Monthly, equipment identification, etc.)

1. WO#'S, 21812 , 21830 , 21893 , 21973 , 21974 , 21975 , 21976 , 21977 ,
2. 21978 , 21979 , 22071 , 22085 , 22097 , 21894 , 21980 , 21981 , 21982 ,
3. 22098 , 21895 , 21983 , 21984
4. ASSET#'S , 10568 , 10612 , IL-55 , 10559 , 10560 , 10566 , 10567 , 10568 ,
5. 10613 , 10614 , 10551 , IL-56 , 10636 , 10637 , 10638 , IL-57 , 10643 ,
10644 , 190917-, 450,430,431,432,433,446,449,455

CERTIFICATION OF WORK

To be signed by the Contractor:

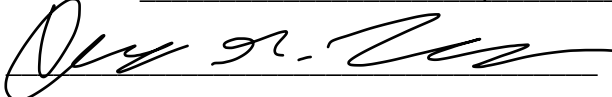
Print Name: Patrick Brown Date: 5/12/23

Signed: 

To be signed by Facility Manager:

By signing the Certification of Work, the said government representative signature does not constitute acceptance of any work performed by the contractor, it only acknowledges that the contractor was on-site during the identified timeline:

Print Name/Rank: Canary Ziegler Date: 5/12/23

Signed: 

E-Mail: _____

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: NY067 BLDG1

MECHANIC
SIGNATURE: 

DATE: 5/12/23

LOCATION/RM #: outside WO# 22071 ASSET # 10551

START TIME: 10:30AM

FINISH TIME: 11AM

| CHECK POINT | CHECKPOINT DESCRIPTION | TASK COMPLETE | | NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) |
|---|--|---------------|----|---|
| | | YES | NO | |
| SPECIAL INSTRUCTIONS | | | | |
| 1 | Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. | ✓ | | |
| 2 | No intentional venting of refrigerants is permitted. During the servicing, maintenance, and repair of refrigeration equipment, the refrigerant must be recovered. | ✓ | | |
| 3 | Whenever refrigerant is added or removed from equipment, record the quantities on the appropriate forms. Forms to be maintained by technician in universal waste binder. | | ✓ | |
| 4 | Recover, recycle, or reclaim the refrigerant as appropriate. | ✓ | | |
| 5 | If disposal of the equipment item is required, follow regulations concerning removal of refrigerants and disposal of the item. | ✓ | | |
| 6 | If materials containing refrigerants are discarded, comply with EPA regulations as applicable. | ✓ | | |
| 7 | Refrigerant oils to be treated as hazardous waste. | ✓ | | |
| 8 | Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and all labels on refrigerant containers. | ✓ | | |
| 9 | Remove access covers prior to accomplishing check points. | ✓ | | |
| TO BE PERFORMED AT EACH INSPECTION SERVICE | | | | |
| CONDENSER | | | | |
| 1 | Remove debris from air screen and clean underneath unit. | ✓ | | |
| 2 | Pressure wash coil with proper cleaning solution. | | ✓ | |
| 3 | Straighten fin tubes with fin comb. | | ✓ | |
| 4 | Check electrical wiring and tighten loose connections. Check fused disconnect switches for condition and operation, contactors | ✓ | | |
| 5 | Check mounting for tightness. | ✓ | | |
| 6 | Check for corrosion. Clean and treat with inhibitor as needed. | ✓ | | |
| 7 | Check fan or blower for bent or damaged blades and imbalance. | ✓ | | |

| CHECK POINT | CHECKPOINT DESCRIPTION | TASK COMPLETE | | NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) |
|----------------------|--|---------------|----|---|
| | | YES | NO | |
| 8 | Lubricate shaft and motor bearings on fans and remove old or excess lubricant, if applicable. | ✓ | | |
| 9 | Inspect pulleys, belts, couplings, etc.; adjust tension and tighten mountings as necessary. Change badly worn belts. Multi-belt drives should be replaced with matched sets. | | ✓ | |
| EVAPORATOR | | | | |
| 1 | Inspect evaporator for any obvious deficiencies. | ✓ | | |
| 2 | Inspect plumbing, valves and flanges for leaks and correct as needed. | ✓ | | |
| COMPRESSOR(S) | | | | |
| 1 | Lubricate drive coupling, if applicable. | ✓ | | |
| 2 | Lubricate motor bearings (non-hermetic), if applicable. | ✓ | | |
| 3 | Check bearings for vibrations or unusual noises. | ✓ | | |
| 4 | Leak test unit with soap test or electronic device. | ✓ | | |
| 5 | Check compressor oil level., if applicable. | ✓ | | |
| 6 | Run machine; check action of controls, relays, switches, etc. to see that: a. Compressor(s) run at proper settings. b. Suction and discharge pressures are proper. | ✓ | | |
| 7 | Check vibration eliminators. Replace as necessary. | ✓ | | |
| 8 | Document AMP draw on compressors | | ✓ | L1 120 L2 120 L3 120 |
| 9 | Check safety controls for high pressure cut off. | ✓ | | |
| CONTROLS | | | | |
| 1 | Record chilled water supply and return temps and Humidity . | ✓ | | |

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed discription of the deficiency.

To be performed by: HVAC Technician

Additional Notes: