

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

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

FACID/Building: NY127 Date of Visit: 9/30/22

Contractor Personnel on Site:

1. Patrick Brown 3. _____
2. _____ 4. _____

Work Performed:

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

1. WO#'S , 18742 , 18981 , 19152 , 19164 , 19185 , 18743 ,
2. 18982 , 19153 , 19160 , 19165 , 19186,18983
3. ASSET'S , 190917-, 605-614 , 634 , 635 , 600 , 601 , 643 ,
4. 617 , 628 , 629 , 655 , 691 , 695 , 698 , 705 , 706 , 688 , 715 ,
5. 724 , 697 , 691-695 , 698 , IL-, 65,66,67

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Brown Date: 9/30/22

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: LUFFMAN, LARS Date: 9/30/22

Signed: 

E-Mail: lars.luffman.civ@army.mil

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: NY127 BLDG1			MECHANIC SIGNATURE: 	DATE: 9/30/22
LOCATION/RM #: outside rear		WO# 19185	ASSET # 190917-605	START TIME: 9:30am
				FINISH TIME: 10am

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	L2	L3
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 description of the deficiency.

To be performed by: HVAC Technician

Additional Notes: