CERTIFICATION OF WORK

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

FACID/Building: Gaithersburg MD013 Date of Visit: 5/20/19

Contractor Personnel on Site:

1. Patrick Donovan 2. _____

Work Performed:

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

1. 8485, 8515, 8546, 8516, 8547,

Service Calls – Service Call Number and Description

1. CSS# _____
2. CSS# _____
3. CSS# _____

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Donovan Date: 5/20/19

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: _____ Date: _____

Signed: _____

E-Mail: _____

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: Gaithersburg MD013 MECHANIC SIGNATURE: [signature] DATE: 6/4/19

LOCATION/RM #: Exterior of Bldg. Roof WO# 8515 ASSET # 1989 START TIME: 12.30 FINISH TIME: 1.30

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES	TASK COMPLETE NO	NOTES/ACTIONS [illegible]
	SPECIAL INSTRUCTIONS			
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	✓		
2	Follow lock out-tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓		
3	Comply with the latest provisions of the Clean Air Act and Environmental Protection Agency (EPA) regulations as they apply to protection of stratospheric ozone.	✓		
4	No intentional venting of refrigerants is permitted. During the servicing, maintenance, and repair of refrigeration equipment, the refrigerant must be recovered.	✓		
5	Whenever refrigerant is added or removed from equipment, record the quantities on the appropriate forms. Forms tobe maintainted by technician in universal waste binder.	✓		
6	Recover, recycle, or reclaim the refrigerant as appropriate.	✓		
7	If disposal of the equipment item is required, follow regulations concerning removal of refrigerants and disposal of the item.	✓		
8	If materials containing refrigerants are discarded, comply with EPA regulations as applicable.	✓		
9	Refrigerant oils to be treated as hazardous waste.	✓		
10	Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and all labels on refrigerant containers.	✓		
11	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	✓		done
2	Pressure wash coil with proper cleaning solution.	✓		done
3	Straighten fin tubes with fin comb.	✓		done
4	Check electrical wiring and tighten loose connections. Check fused disconnect switches for condition and operation			

5	Check mounting for tightness	✓		done
6	Check for corrosion. Clean and treat with inhibitor as needed	✓		dusty /good
7	Check fan or blower for bent or damaged blades and imbalance	✓		good
8	Lubricate shaft and motor bearings on fans and remove old or excess lubricant, if applicable	✓		done / good
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.	✓		all good
1	Inspect evaporator for any obvious deficiencies.	✓		done
2	Inspect plumbing, valves and flanges for leaks and correct as needed	✓		done
1	Lubricate drive coupling, if applicable	✓		done
2	Lubricate motor bearings (non-hermetic), if applicable	✓		done
3	Check bearrings for vibrations or unuasual noises	✓		done
4	Leak test unit with soap test or electronic device	✓		done
5	Check compressor oil level., if applicable	✓		done
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	✓		all good
7	Check vibration eliminators. Replace as necessary	✓		done
8	Check safety controls for high pressure cut off	✓		done
1	Confirm chiller is operating through building automation	✓		Supply Air 57.1

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 perfomed by: HVAC Technician

Additional Notes:

Compressor Amp Draw #1 A 29.2 B) 28.1 C) 28.

#2 33.8 A phase C phase 36.3 B phase 39.7

Condensor Motor Amp Draw #1 6.3 C phase B phase 4.4 A phase 5.

#2 8.7 A phase 7.0 B phase C phase 6.6

Chilled water Temp

Comp #2 Low side 60

High side 265