CERTIFICATION OF WORK

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

FACiD/Building: Rockville MD021 Date of Visit: 5/10/19

Contractor Personnel on Site:

1. Patrick Donovan 2. _____

Work Performed:

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

1. 8490, 8521, 8552, 8491, 8522, 8553, AHU's, Dehumidifier, Water Heater Condensing Units, Furnace.

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: 5/10/19

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: Stephen Rhoads Date: 5/14/19

Signed: _____

E-Mail: stephen.j.rhoads.civ@mail.mil

CMI Management Inc.

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: Rockville MD 221 MECHANIC SIGNATURE: [illegible] DATE: 5/10/19

LOCATION/RM #: Exterior WO# 8521 ASSET # 2100 START TIME: 8:00 FINISH TIME: 9:15

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.	✓		done / good
5	Check mounting for tightness.	✓		all good
6	Check for corrosion. Clean and treat with inhibitor as needed.	✓		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
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.	✓		good
1	Inspect evaporator for any obvious deficiencies.	✓		good
2	Inspect plumbing, valves and flanges for leaks and correct as needed.	✓		good
1	Lubricate drive coupling, if applicable.	✓		done
2	Lubricate motor bearings (non-hermetic), if applicable.	✓		done
3	Check bearrings for vibrations or unuasual noises.	✓		good
4	Leak test unit with soap test or electronic device.	✓		done
5	Check compressor oil level., if applicable.	✓		good
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.	✓		good
8	Check safety controls for high pressure cut off.	✓		done
1	Confirm chiller is operating through building automation.	✓		done

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 perfomed by: HVAC Technician

Additional Notes:

Compresser Amp draw : #1 A) 56.6 B) 53.2 C) 53.1

#2 A) 54.8 B) 55.1 C) 55.6

Condenser Amp draw #1 A) 47.8 B) 46.1 C) 46.7

#2 A) 44.4 B) 39.7 C) 40.5