

CERTIFICATION OF WORK

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

EACID Building: MD021

Date of Visit: 10-18-18

Contractor Personnel on Site:

- | | |
|-----------------------|----------|
| 1. <u>Jim Moltz</u> | 4. _____ |
| 2. <u>Pat Donovan</u> | 5. _____ |
| 3. <u>Rick Hicks</u> | 6. _____ |

w/o 5940, 5941, 5942 + 5943
Service Calls – Service Call Number and Description

1. winterized chiller, Drained outdoor loop
energized gzs, zone pumps, circ pump
and tested boilers - #3 has no Display

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: James Moltz Date: 10-18-18

Signed: [Signature]

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: [Signature] Sr. Tech Date: 2018 10-18

Signed: [Signature]

E-Mail: oscar.g.rios3.civ@mail.mil

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST **BOILER - ELECTRIC, GAS, OIL**

SITE AND BLDG #: Rockville MD221 MECHANIC SIGNATURE: [Signature] DATE: 10/15/18
 LOCATION/RM #: Medicaid Room WO# 5941 ASSET # 2095 START TIME: 9:00 FINISH TIME: 12:00

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	✓		<u>Done</u>
2	Verify that the annual inspections for the boiler have been satisfactorily performed	✓		<u>Boiler inspection scheduled for 10/24/18 with August</u>
3	Post on lock out tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials	✓		<u>Done</u>
4	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.	✓		<u>all good</u>
5	All associated valves and piping, pressure and temperature indicating devices, metering and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓		<u>all good</u>
6	Prepare boiler for internal inspection in the following manner	✓		<u>Done</u>
7	Fuel supply and ignition system shall be locked out	✓		<u>Done</u>
8	Waters shall be drawn off and water side thoroughly washed out.	✓		<u>Done</u>
9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	✓		<u>Done</u>
10	The boiler shall be cooled and thoroughly cleaned.	✓		<u>Done</u>
11	All grates of internally fired boilers shall be removed	✓		<u>Done</u>
12	Pressure gage(s) shall be removed and tested	✓		<u>Done</u>
13	Any leakage of steam or hot water into the boiler shall be prevented by disconnecting the pipe or valve at the most convenient point.	✓		<u>No leaks visible</u>
14	Before opening the manhole and entering any part of the boiler, the required steam or water system stop valves must be closed, tagged, and padlocked. All drain valves or cocks located between the two valves shall be opened		<u>N/A</u>	
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made		<u>N/A</u>	

16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection	✓		ready for inspection
17	If materials to be worked on are known or suspected to contain asbestos, check the building's asbestos management plan to see if they have been tested for asbestos. If they are suspected but have not been tested, have them tested. Manage asbestos in accordance with the plan	✓	N/A	
18	Account for all tools, materials, and equipment before closing boiler	✓		Done
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.	✓		Good
2	Check operation of all gas controls and valves including: manual gas shutoff; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid valve; butterfly gas valve; motor; and linkage to air handler safety petal solenoid (if used)	✓		all good
3	Check flue connections for tight joints and minimum resistance to air flow (combustion chamber, flues, breeching, and chimney are clear before firing)	✓		clear
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input	✓		clear
5	On forced draft burners, gas manifold pressure requirements should correspond with modulating (butterfly) valve in full open position and stable at all other firing rates	✓		all good no flashback
6	Check burner for flashback and high shutoff of fuel	✓		all work good
7	Check operation of automatic controls and combustion flame safeguards.	✓		
8	Clean and adjust, if necessary.	✓		
9	Replace fusible plugs, if applicable.	✓		
9	Operation and adjustments should conform with manufacturer's instructions	✓		Good

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:

- Turned off circulation Pump
- Shut down & isolated chiller
- Drained water side of Chiller outside
- Opened all gas valves to boiler
- Opened water valves to boiler
- Went to E.M.S. and switched System from Summer To winter
- Confirmed all auto Valves were in correct position
- Turned on pumps / switched panel on backside from Summer To winter
- Energized all 3 condensing Boilers + pumps (need to replace screen on #3 boiler)
- #1 + #2 boiler in operating Position waiting to be inspected
- #4 + #5 boiler in operating Position waiting to be inspected
- #4 + #5 boiler in operating Position waiting to be inspected