

00-1

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

Facility 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/0 5940, 5941, 5942 + 5943

Service Calls – Service Call Number and Description

- Winterized chiller, Drained outdoor loop
- ENERGIZED QZS ZONE PUMPS, CIRC PUMP
- 2nd tested Boilers - #3 has no display

CERTIFICATION OF WORK

To be signed by the Contractor:

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

Signed: J. Moltz

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: Oscar Osan Date: 10-18-18

Signed: Oscar Osan

E-Mail: Oscar.g.rivs3.civ@mail.mil

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: Rockville MD 20851

MECHANIC SIGNATURE: John Johnson **DATE:** 10/18/18

LOCATION/RM #: Mechanic Room **WO#** 5942 **ASSET #** 2096

START TIME: 16:00

FINISH TIME: 17:00

ITEM	DESCRIPTION	TESTED	NOTES
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	Verify that the annual inspections for the boiler have been satisfactorily performed.		
3	Follow lock out tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.	✓	
4	Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.		
5	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.	✓	
6	All associated valves and piping, pressure and temperature indicating devices, metering and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓	
7	Prepare boiler for internal inspection in the following manner:	✓	
8	Fuel supply and ignition system shall be locked out	✓	
9	Water shall be drawn off and water side thoroughly washed out.	✓	
10	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	✓	
11	The boiler shall be cooled and thoroughly cleaned.	✓	
12	All grates of internally fired boilers shall be removed.	✓	
13	Pressure gages shall be removed and tested.	✓	
14	Any leakage of steam or hot water into the boiler shall be prevented by disconnecting the pipe or valve at the most convenient point. 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.	✓	No leaks visible
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre inspection preparations have been made.	✓/A	N/A

16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection	<input checked="" type="checkbox"/>	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 suspect but have not been tested, have them tested. Manage asbestos in accordance with the plan.	<input checked="" type="checkbox"/>	N/A
18	Account for all tools, materials, and equipment before closing boiler	<input checked="" type="checkbox"/>	Done
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements	<input checked="" type="checkbox"/>	Local
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 louver; safety petal solenoid (if used)	<input checked="" type="checkbox"/>	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)	<input checked="" type="checkbox"/>	done
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input	<input checked="" type="checkbox"/>	done
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	<input checked="" type="checkbox"/>	all good
6	Check burner for flashback and tight shutoff of fuel	<input checked="" type="checkbox"/>	No flashback
7	Check operation of automatic controls and combustion flame safeguards	<input checked="" type="checkbox"/>	all work good
8	Clean and adjust, if necessary.	<input checked="" type="checkbox"/>	
9	Replace fusible plugs, if applicable.	<input checked="" type="checkbox"/>	
	Operation and adjustments should conform with manufacturer's instructions	<input checked="" type="checkbox"/>	checked

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 #, WCO #, 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

Went to E.M. S. and switched system from Summer to winter

Confirmed all auto valves are in correct position

Turned on pumps / switched panel on backwall from summer to winter

Energyized all 3 condensing boilers & pumps (need to replace screen on #3 boiler)

#1 + #2 boiler in operating position (waiting to be inspected Page 2 of 4)

Autosize transition needs to be turned off or changed over in system