CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE

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

FACID/Building: VA099 Date of Visit: 10/23/19

Contractor Personnel on Site:

1. ARGENT
2. TWI
3. _____
4. _____

Work Performed:

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

1. BOILER CERTS WO10673 ASSET 2357
2. WO10674 ASSET 2358 ,WO 10675 WO 2359. WO10676 ASSET 2360
3. _____
4. AIR COMPRESSOR 3YR CERT
5. WO11033 ASSET 1440

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Bill DAVIS Date: 10/23/19

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: 10/23/19

Signed: _____

E-Mail: _____

VA099 OCTOBER 2019 PMS

Location	WO #	Asset #	PM #	Asset Description	Manufacturer	Model Number	Serial #	Tech Name/ Company	Initial Once completed	Note
VA099-01	10673	2357	PM-ACT-2357	J-1502000-19 1-pc Condensing Boiler | Certification		Advance 2	A13H20046146	Argent 10/23	BD
VA099-01	10674	2358	PM-ACT-2357A	J-1502000-19 1-pc Condensing Boiler | Certification		AWN151PM	J12H20236336	Argent 10/23	BD
VA099-01	10675	2359	PM-ACT-2357B	J-1502000-19 1-pc Condensing Boiler | Certification		AWN400PM	K12H10234406	Argent 10/23	BD
VA099-01	10676	2360	PM-ACT-2357C	J-1502000-19 1-pc Condensing Boiler | Certification		KBN400	K12H10234409	Argent 10/23	BD
VA099-01	10699	2357	PM-AN-2370	J-1502000-19 1-pc Condensing Boiler |Annual PM		Advance 2	A13H20046146			
VA099-01	10700	2358	PM-AN-2370A	J-1502000-19 1-pc Condensing Boiler | Annual PM		AWN151PM	J12H20236336			
VA099-01	10701	2359	PM-AN-2370B	J-1502000-19 1-pc Condensing Boiler | Annual PM		AWN400PM	K12H10234406			
VA099-01	10702	2360	PM-AN-2370C	J-1502000-19 1-pc Condensing Boiler | Annual PM		KBN400	K12H10234409			
VA099-01	11007	1465	PM-MO-1465	J-1502000-49 1-pc Automatic Gate 2013 Sgl Gate,Auto,Cantilever Road to motor pool			4513N1594			
VA099-01	11011	2370	PM-SA-2370DH	J-1502000-14 1-pc Dehumidifier-Can't locate might be in Vault need access		RLT132WUT- FHS				
VA099-02	11008	1466	PM-MO-1467	J-1502000-45 14-pc Single Light, Pole Mounted						
VA099-02	11008	1467	PM-MO-1467	J-1502000-45 6-pc Double Light, Pole Mounted		CGAM 070F 2H02 AXD2 A1A1 A1A1 XA1D 1AXX XXXX XBXA 3X1D XXXF XX				
VA099-02	11033	1440	PM-3YCT-1440	J-1502000-20 1-pc Air Compressor | Certification 3-Year		LS15	300830.2	Argent 10/23	BD	

Building 1

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST

BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: VA099-01

MECHANIC SIGNATURE: [signature] **DATE:** 10/23/19

LOCATION/RM #: **WO#** 10673-10676 **ASSET #** 2357-2360

START TIME: 4:30 AM **FINISH TIME:** 12:00

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES	TASK COMPLETE NO	NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
	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	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. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	✓		
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.	✓		
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.	✓		
6	Prepare boiler for internal inspection in the following manner:	✓		
7	Fuel supply and ignition system shall be locked out.	✓		
8	Water shall be drawn off and water side thoroughly washed out.	✓		
9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.		✓	DOSN'T APPLY
10	The boiler shall be cooled and thoroughly cleaned.	✓		
11	All grates of internally fired boilers shall be removed.		✓	DOSN'T APPLY
12	Pressure gage(s shall be removed and tested.	✓		
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.	✓		

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
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.		✓	DOSN'T APPLY
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre inspection preparations have been made.		✓	DOSN'T APPLY
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the 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	✓		
18	Account for all tools, materials, and equipment before closing boiler.	✓		
	TO BE PERFORMED AT EACH INSPECTION SERVICE			
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.	✓		
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.)	✓		
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breaching, and chimney are clear before firing.)	✓		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓		
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.	✓		
6	Check burner for flashback and tight shutoff of fuel.	✓		
7	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	✓		
8	Replace fusible plugs, if applicable.	✓		
9	Operation and adjustments should conform with manufacturer's instructions.	✓		

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:

Building 2

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COMPRESSOR

SITE AND BLDG #: VA099-02

MECHANIC SIGNATURE: [signature] **DATE:** 10-23-19

LOCATION/RM #: **WO#** 11033 **ASSET #** 1440

START TIME: 4:30 pm **FINISH TIME:** 12:00

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE YES	TASK COMPLETE NO	NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
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.	✓		
TO BE PERFORMED AT EACH INSPECTION SERVICE				
1	Perform normal tour checks and operations. Perform a visual inspection of the air system, noting any obvious leaks or portions of the air distribution network that may be subject to physical damage.	✓		
2	Change compressor crankcase oil (annually).	✓		
3	Clean or replace air intake filter, as needed.	✓		
4	Check air dryer, automatic condensate drains, and air tank for proper operation. Manually blow down condensate tank if needed. Clean condenser coils and cover grills, if applicable.	✓		NO AUTO BLOW DOWN! MANUAL WAS PLUGGED. OPENED UP & DRAINED SEVERAL GALLONS OF WATER.
5	Inspect oil separators for any sign of oil entering the system.	✓		
6	Inspect belt alignment and condition. Adjust or replace belts as required. Belts should be replaced in complete sets.	✓		
7	Check for corrosion and scale on water cooled units.	✓		
8	Clean heat exchange surfaces.	✓		
9	Check accuracy of gauges with calibrated test gauge.	✓		
10	On two stage compressor, check intermediate pressure.	✓		
11	Test relief valves, replace if leaking or the relief range is incorrect. Do not readjust safety relief valves in the field.	✓		
12	Check cut in and cut out of compressor pressure controller, readjust if necessary for proper air pressure requirements. Do not exceed ASME maximum tank pressure.	✓		

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
13	Check to make sure belt guard is installed prior to putting air compressor back in service.	✓		
14	Check if air compressor is running excessively or frequently cycling on and off (possible leaks).	✓		

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: General Maintenance Worker
Additional Notes: