

**CERTIFICATION OF WORK  
PREVENTIVE MAINTENANCE**

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

FACID/Building: VA050 and VA099 Date of Visit: 5/18/20 and 5/15/20

Contractor Personnel on Site:

- |                          |          |
|--------------------------|----------|
| 1. <u>RICHARD WALKER</u> | 3. _____ |
| 2. _____                 | 4. _____ |

**Work Performed:**

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

1. VA050 Chiller PM WO 12121 assets 2346 and 2347
2. VA099 Chiller PM WO12122 Asset 2365
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

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**CERTIFICATION OF WORK**

To be signed by the Contractor:

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: SEE PM SHEETS SIGNED BY TECH

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: GRENIER.SCOTT.ANTHONY.1007219551  
ONY.1007219551

Digitally signed by  
GRENIER.SCOTT.ANTHONY.1007219551  
Date: 2020.06.08 12:36:23 -04'00'

E-Mail: \_\_\_\_\_

# **PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST** **AIR COOLED CHILLER, PACKAGE UNIT**

SITE AND BLDG #: VA 099  
 LOCATION/RM #: Back of Bldg #2 WO# 12122 ASSET # 2365

MECHANIC SIGNATURE:  DATE: 5.15.2020  
 START TIME: 8am FINISH TIME: 5pm

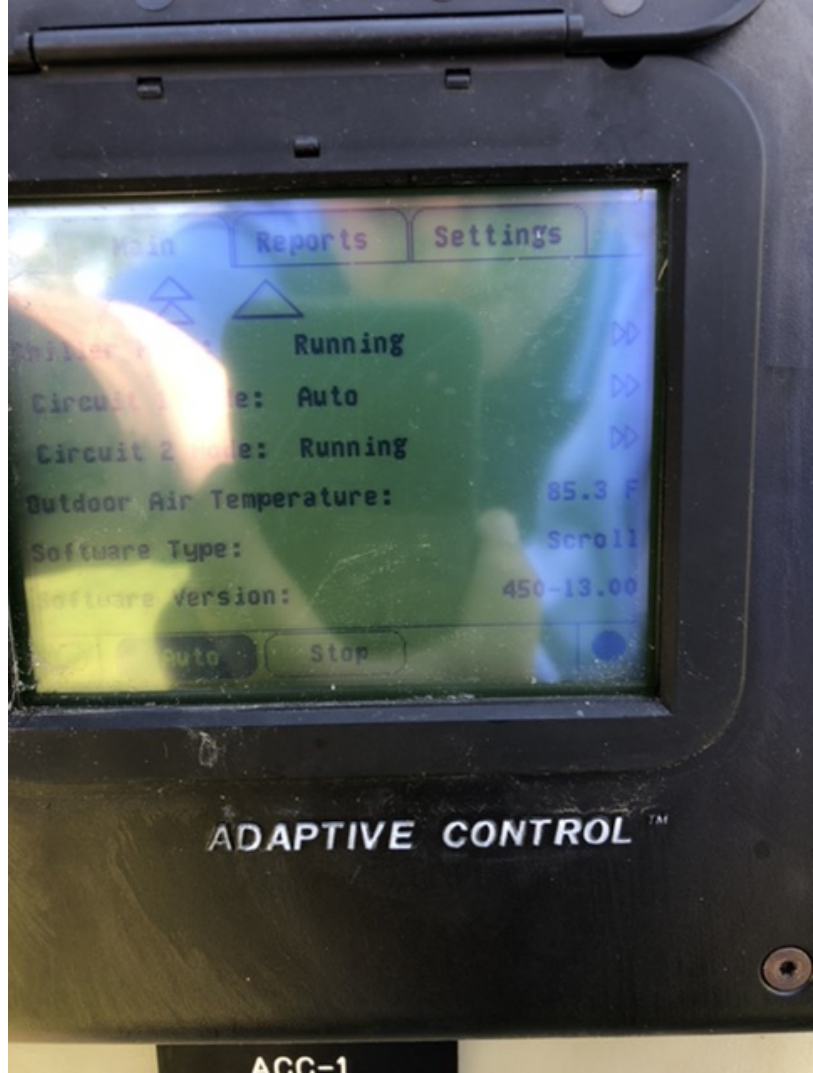
| CHECK POINT                                       | CHECKPOINT DESCRIPTION   | TASK COMPLETE |    | NOTES/ ACTIONS<br>(IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) |
|---|--|---------------|----|---|
|   |  | YES           | NO |   |
| <b>SPECIAL INSTRUCTIONS</b>                       |  |               |    |   |
| 1   | Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.              | ✓             |    |   |
| 2   | No intentional venting of refrigerants is permitted. During the servicing, maintenance, and repair of refrigeration equipment, the refrigerant must be recovered.        | ✓             |    |   |
| 3   | Whenever refrigerant is added or removed from equipment, record the quantities on the appropriate forms. Forms to be maintained by technician in universal waste binder. | ✓             |    |   |
| 4   | Recover, recycle, or reclaim the refrigerant as appropriate.   | ✓             |    | None Added  |
| 5   | If disposal of the equipment item is required, follow regulations concerning removal of refrigerants and disposal of the item.   | ✓             |    |   |
| 6   | If materials containing refrigerants are discarded, comply with EPA regulations as applicable.   | ✓             |    |   |
| 7   | Refrigerant oils to be treated as hazardous waste.   | ✓             |    |   |
| 8   | Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and all labels on refrigerant containers.                              | ✓             |    |   |
| 9   | Remove access covers prior to accomplishing check points.  | ✓             |    |   |
| <b>TO BE PERFORMED AT EACH INSPECTION SERVICE</b> |  |               |    |   |
| <b>CONDENSER</b>                                  |  |               |    |   |
| 1   | Remove debris from air screen and clean underneath unit.   | ✓             |    |   |
| 2   | Pressure wash coil with proper cleaning solution.  | ✓             |    |   |
| 3   | Straighten fin tubes with fin comb.  | ✓             |    |   |
| 4   | Check electrical wiring and tighten loose connections. Check fused disconnect switches for condition and operation, contactors   | ✓             |    |   |
| 5   | Check mounting for tightness.  | ✓             |    |   |
| 6   | Check for corrosion. Clean and treat with inhibitor as needed.   | ✓             |    |   |
| 7   | Check fan or blower for bent or damaged blades and imbalance.  | ✓             |    |   |

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|---------------|--|---------------|----|---|
|               |  | YES           | NO |   |
| 8             | Lubricate shaft and motor bearings on fans and remove old or excess lubricant, if applicable.  | ✓             |    |   |
| 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. | ✓             |    | No Belt driven  |
| EVAPORATOR    |  |               |    |   |
| 1             | Inspect evaporator for any obvious deficiencies.   | ✓             |    |   |
| 2             | Inspect plumbing, valves and flanges for leaks and correct as needed.  | ✓             |    |   |
| COMPRESSOR(S) |  |               |    |   |
| 1             | Lubricate drive coupling, if applicable.   |               |    |   |
| 2             | Lubricate motor bearings (non-hermetic), if applicable.  |               | ✓  | only hermetic   |
| 3             | Check bearings for vibrations or unusual noises.   | ✓             |    |   |
| 4             | Leak test unit with soap test or electronic device.  | ✓             |    |   |
| 5             | Check compressor oil level., if applicable.  |               | ✓  |   |
| 6             | Run machine; check action of controls, relays, switches, etc. to see that:<br>a. Compressor(s) run at proper settings.<br>b. Suction and discharge pressures are proper.     | ✓             |    |   |
| 7             | Check vibration eliminators. Replace as necessary.   | ✓             |    |   |
| 8             | Document AMP draw on compressors   | ✓             |    | L1 209 L2 209 flux L3 220   |
| 9             | Check safety controls for high pressure cut off.   | ✓             |    |   |
| CONTROLS      |  |               |    |   |
| 1             | Record chilled water supply and return temps and Humidity .  | ✓             |    | 40 supply / 85 Return / 47 Humidity                                     |

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 performed by: HVAC Technician

**Additional Notes:**





**CGAM**  
**'V' Unit Drawing Package**  
**40-70 Ton**

|                               |        |                 |
|-------------------------------|--------|-----------------|
| Schematic Wiring              | p.1-16 | 2309-2075 rev G |
| Field Wiring                  | p.1-2  | 2309-2076 rev D |
| Field Layout                  |        | 5720-6496 rev C |
| Component Location (Panel)    | p.1-2  | 5720-6469 rev E |
| Component Location (Unit)     |        | 5720-6498 rev D |
| Component Location (VSD Pump) |        | 5722-4410 rev A |
|                               |        | 5720 6005 01    |

