

**CERTIFICATION OF WORK
PREVENTIVE MAINTENANCE**

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

FACID/Building: NY039 Date of Visit: 11/29/21

Contractor Personnel on Site:

- | | |
|-------------------------|----------|
| 1. <u>PATRICK BROWN</u> | 3. _____ |
| 2. _____ | 4. _____ |

Work Performed:

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

1. WO#'S , 14978 , 14979 , 15146 -15149 , 15161 , 15165 , 15176 , 15186 ,
2. 15150 , 15151-15153
3. ASSET#'S , 9932 , 9935 , 9898 , 9929 , 9933 , 9934 , 9890 , 9940 ,
4. 9941 , 9946 , 9947 , 190917- , 269 , 250 , 251 , 263 , 268 , 265 , 266
5. _____

CERTIFICATION OF WORK

To be signed by the Contractor:

Print Name: Patrick Brown Date: 11/29/21

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: SGT STORMS Date: 11/29/21

Signed: 

E-Mail: _____

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
AIR COOLED CHILLER, PACKAGE UNIT

SITE AND BLDG #: **NY039 BLDG1**
outside AHU room
 LOCATION/RM #: _____ WO# **15161** ASSET # **9890**

MECHANIC SIGNATURE: _____ DATE: **11/29/21**
 START TIME: **10am** FINISH TIME: **11am**

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
SPECIAL INSTRUCTIONS				
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2	No intentional venting of refrigerants is permitted. During the servicing, maintenance, and repair of refrigeration equipment, the refrigerant must be recovered.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
4	Recover, recycle, or reclaim the refrigerant as appropriate.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5	If disposal of the equipment item is required, follow regulations concerning removal of refrigerants and disposal of the item.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
6	If materials containing refrigerants are discarded, comply with EPA regulations as applicable.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
7	Refrigerant oils to be treated as hazardous waste.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8	Closely follow all safety procedures described in the Safety Data Sheet (SDS) for the refrigerant and all labels on refrigerant containers.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9	Remove access covers prior to accomplishing check points.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
TO BE PERFORMED AT EACH INSPECTION SERVICE				
CONDENSER				
1	Remove debris from air screen and clean underneath unit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	unit is clean
2	Pressure wash coil with proper cleaning solution.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	used water and cleaning solution
3	Straighten fin tubes with fin comb.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	fin tubes are straight
4	Check electrical wiring and tighten loose connections. Check fused disconnect switches for condition and operation, contactors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	all are good
5	Check mounting for tightness.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	mounts are tight
6	Check for corrosion. Clean and treat with inhibitor as needed.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	no corrosion found
7	Check fan or blower for bent or damaged blades and imbalance.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	no bent or damaged plates

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES/ ACTIONS (IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION)
		YES	NO	
8	Lubricate shaft and motor bearings on fans and remove old or excess lubricant, if applicable.	✓	✓	no lubrication needed
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 pulleys belts or couplings
EVAPORATOR				
1	Inspect evaporator for any obvious deficiencies.	✓	✓	no obvious deficiencies
2	Inspect plumbing, valves and flanges for leaks and correct as needed.	✓	✓	no leaks found
COMPRESSOR(S)				
1	Lubricate drive coupling, if applicable.	✓	✓	no Drive coupling
2	Lubricate motor bearings (non-hermetic), if applicable.	✓	✓	hermetic Motors
3	Check bearings for vibrations or unusual noises.	✓	✓	no vibrations or unusual noises
4	Leak test unit with soap test or electronic device.	✓	✓	used electronic device
5	Check compressor oil level., if applicable.	✓	✓	oil level is 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.	✓	✓	settings are correct
7	Check vibration eliminators. Replace as necessary.	✓	✓	vibration eliminators are good
8	Document AMP draw on compressors	✓	✓	L1 120. L2 120. L3 120
9	Check safety controls for high pressure cut off.	✓	✓	high pressure cutoff functions properly
CONTROLS				
1	Record chilled water supply and return temps and 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:

this chiller has not run since the air handler went down