



MASTER AGREEMENT CONTRACT
AMENDMENT

DATE: **3/29/2023**

ADVANTAGE CONTRACT #: 18P 21031500000000000091

CONTRACTED SERVICE: DVEM HVAC Service, Five Regions

This Amendment, is between the following Department of the State of Maine and Provider:

State of Maine DEPARTMENT

Department of Administrative and Financial Services

Address: **111 Sewall Street, 9 State House Station**

City: **Augusta**

State: **ME**

Zip Code: **04333-0009**

PROVIDER

XL Mechanical & Energy Services

Address: **572 Odlin Road**

City: **Bangor**

State: **ME**

Zip Code: **04401**

Provider's Vendor Customer #: VC1000098167

Each signatory below represents that the person has the requisite authority to enter into this Contract Amendment.
The parties sign and cause this Contract Amendment to be executed.

**Department of Administrative and Financial
Services**

DocuSigned by:

David Morris

2A644AE5681E482

David Morris, Acting Chief Procurement Officer

Date 4/7/2023

XL Mechanical & Energy Services

DocuSigned by:

Michael A. Lane

7D3F07DE5719459...

Michael Lane, President

Date 4/7/2023

Amendment rev. June 2019

Upon final approval by the Division of Procurement Services, a case details page will be made part of this contract.

AMENDMENT

The contract is hereby amended as follows: (Check and complete all that apply)

<input checked="" type="checkbox"/>	Amended Period:	Original Start Date: 3/26/2021 Current End Date: 3/31/2023 Amendment Start Date: 4/1/2023 New End Date: 3/31/2024 Reason: Utilize second available one-year extension
<input checked="" type="checkbox"/>	Cost Schedule:	The contracted cost schedule will remain at the current rates.
<input type="checkbox"/>	Amended Scope of Work:	The Scope of work in Rider A is amended as follows:
<input type="checkbox"/>	Other:	Reason:

Scope of Services and all Terms and Conditions of the current contract remain in effect.

The costs listed are to be held firm for the duration of the contract period.

Total cost of scheduled Maintenance for the Initial Period of Performance

Region 1 - \$13,309.05

Region 2 - \$55,237.90

Region 3 - \$35,646.92

Region 4 - \$39,098.57

Region 5 - \$12,712.25

Additional Rates – All regions

Additional Repair/Maintenance Technician Labor Rate per hour (Regular) - \$80.00

Additional Repair/Maintenance Technician Labor Rate per hour (Premium) - \$120.00

Additional B.A.S. Technician Labor Rate per hour (Regular) - \$110.00

Additional B.A.S. Technician Labor Rate per hour (Premium) - \$165.00

Fixed % Mark-up over cost – 15%

Mileage cannot be charged at a rate higher than \$0.46 per mile. Documentation of miles traveled may be requested before payment.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
BUREAU OF GENERAL SERVICES
DIVISION OF PROCUREMENT SERVICES
9 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0009

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

DIVISION OF PROCUREMENT SERVICES

JAIME C. SCHORR
CHIEF PROCUREMENT OFFICER

August 15, 2022

XL Mechanical & Energy MGT
572 Odlin Road
Bangor, ME 04401

RE: Adding Service Locations to Master Agreement Contract 18P 210315-091

Dear Ms. Braley:

This letter is to confirm our mutual agreement to add the following service locations to Master Agreement Contract 18P 210315-091:

Under

Zone 2

Belfast Armory, US Route 1, Box 321, Belfast, Maine 04915

Under

Zone 4

Building 8, Camp Keyes, 194 Winthrop Street, Augusta, ME 04333-0032

Please contact me with-in two (2) business days if you object to adding or amending these items or commodities to this Master Agreement Contract at these prices.

Bill Allen
Procurement Analyst II
207-624-7871
wje.allen@maine.gov



MASTER AGREEMENT CONTRACT
AMENDMENT

DATE: **3/16/2022**

ADVANTAGE CONTRACT #: 18P 21031500000000000091

CONTRACTED SERVICE: DVEM HVAC Service, Five Regions

This Amendment, is between the following Department of the State of Maine and Provider:

State of Maine DEPARTMENT

Department of Administrative and Financial Services

Address: **9 State House Station**

City: **Augusta**

State: **ME**

Zip Code: **04333-0009**

PROVIDER

XL Mechanical & Energy Services

Address: **572 Odlin Road**

City: **Bangor**

State: **ME**

Zip Code: **04401**

Provider's Vendor Customer #: VC1000098167

Each signatory below represents that the person has the requisite authority to enter into this Contract Amendment. The parties sign and cause this Contract Amendment to be executed.

Department of Administrative and Financial Services

DocuSigned by:

Jaime C. Schorr

6D6437754DD0459...

Jaime Schorr, Chief Procurement Officer

Date **3/17/2022**

XL Mechanical & Energy Services

DocuSigned by:

Michael A. Lane

CBDCE0E4027E431...

Michael Lane, President

Date **3/18/2022**

Amendment rev. June 2019

Upon final approval by the Division of Procurement Services, a case details page will be made part of this contract.

MA 18P 210315-091

This contract amendment has been reviewed for the Department by: Sherrill Hallett, Contract Grant Specialist

3/17/2022

DocuSigned by:
Sherrill Hallett
232E7845A16F438...

AMENDMENT

The contract is hereby amended as follows: (Check and complete all that apply)

<input checked="" type="checkbox"/>	Amended Period:	Original Start Date: 3/26/2021 Current End Date: 3/31/2022 Amendment Start Date: 4/1/2022 New End Date: 3/31/2023 Reason: Utilize first available one-year extension
<input checked="" type="checkbox"/>	Cost Schedule:	The contracted cost schedule will remain at the current rates.
<input checked="" type="checkbox"/>	Amended Scope of Work:	The Scope of work in Rider A is amended as follows: Mileage cannot be charged at a rate higher than \$0.45 per mile. Documentation of miles traveled may be requested before payment.
<input type="checkbox"/>	Other:	Reason:



MASTER AGREEMENT CONTRACT

DATE: 3/25/2021

ADVANTAGE CONTRACT #: 18P 21031500000000000091

CONTRACTED SERVICE: DVEM HVAC Service, Five Regions

START DATE: 3/26/2021

END DATE: 3/31/2022

Following the initial term of the contract, the Department, at their discretion, may opt to renew the contract for up to four (4) extension periods of one (1) year each.

This Contract, is between the following Department of the State of Maine and Provider:

State of Maine DEPARTMENT

DEPARTMENT OF FINANCIAL and ADMINISTRATIVE SERVICES [Click or tap here to enter text.](#)

Address: 9 State House Station

City: Augusta

State: ME

Zip Code: 04333-0009

PROVIDER

XL MECHANICAL & ENEGRY SERVICES

Address: 572 Odlin Road

City: Bangor

State: ME

Zip Code: 04401

Provider's Vendor Customer #: VC1000098167

Each signatory below represents that the person has the requisite authority to enter into this Contract. The parties sign and cause this Contract to be executed.

Department of Financial and Administrative Services

XL Mechanical & Energy Services

DocuSigned by:

Jaime C. Schorr
6D6437754DD0459...

DocuSigned by:

Michael A. Lane
CBDCE0E4027E431...

Jaime Schorr, Chief Procurement Officer

Michael Lane, President

Date 3/25/2021

Date 3/26/2021

STATE OF MAINE | MASTER AGREEMENT CONTRACT**18P 210315-091**

Contract reviewed for the Department by: Sherrill Hallett, Contract Grant Specialist

Date:

ACRONYMS/DEFINITIONS:

The following terms and acronyms shall have the meaning indicated below as referenced in this Contract:

COMMONLY KNOWN ACRONYMS AND DEPARTMENT ABBREVIATIONS	
Agreement Administrator	Contract Administrator
Contract	Formal and legal binding agreement
Department	State of Maine Department Entering into this Contract
Provider	Organization providing services under this Contract
State	State of Maine
COI	Certificate of Insurance

DEPARTMENT AND PROVIDER POINT OF CONTACTS

Agreement Administrator: The following person is designated as the Contract Administrator on behalf of the Department for this Contract. All financial reports, invoices, correspondence and related submissions from the Provider as outlined in Rider A, Reports, shall be submitted to:

Name: Name: Sherrill Hallett

Email: sherrill.l.hallett.nfg@mail.mil

Telephone: Office: 207-430-5694

Department Point of Contact: The following person is designated as the person to contact to schedule services, preventative maintenance, provide repair estimates for approval and for all work performed under this contract. All requests for service should originate with this person or their designee.

Name: Kenneth Merrifield

Email: Kenneth.r.merrifield.mil@mail.mil

Telephone: Office: 207-430-6335 Cell: 207-592-1079

Provider Contact: The following person is designated as the Contact Person on behalf of the Provider for the Contract. All contractual correspondence from the Department shall be submitted to:

Name: Michael A. Lane

Email: mlane@xlmechanical.com

Telephone: 207-989-8855

STATE OF MAINE | MASTER AGREEMENT CONTRACT

18P 210315-091

RIDERS

<input checked="" type="checkbox"/>	The following riders are hereby incorporated into this Contract and made part of it by reference: (check all that apply)
<input checked="" type="checkbox"/>	Riders
<input checked="" type="checkbox"/>	Invoice, Payments and Cost Schedule
<input checked="" type="checkbox"/>	Rider A – Scope of Work
<input checked="" type="checkbox"/>	Rider B – Terms and Conditions
<input checked="" type="checkbox"/>	Rider C - Exceptions
<input checked="" type="checkbox"/>	Rider D – RFP 202005089 Appendix A, Proposal Cover Page and Appendix B, Debarment, Performance and Non-Collusion Certification
<input checked="" type="checkbox"/>	Rider E – Facility Zones
<input checked="" type="checkbox"/>	Rider G – Identification of Country in Which Contracted Work will be Performed
<input checked="" type="checkbox"/>	Rider H – Equipment and Tasking List
<input type="checkbox"/>	
<input type="checkbox"/>	

STATE OF MAINE | MASTER AGREEMENT CONTRACT**18P 210315-091****INVOICES, PAYMENTS and COST SCHEDULE RIDER**

The Provider can only charge for scheduled services which have been successfully provided. Invoices cannot be issued until the services have been completed and approved by Department personnel. Payment will be made per Rider B after the itemized invoices for services rendered have been verified.

Invoices will be sent to: State of Maine, Department of Veteran's & Emergency Management
Attn: Director of Building Control Operations
194 Winthrop Street
Camp Keyes, SHS #32
Augusta, ME 04333-0032

This Master Agreement Contract is the direct result of State of Maine bid opportunity RFP 202005089. The cost schedule below are the amounts bid by the Provider.

Cost Schedule

The costs listed are to be held firm for the duration of the contract period.

Total cost of scheduled Maintenance for the Initial Period of Performance

Region 1 - \$13,309.05

Region 2 - \$55,237.90

Region 3 - \$35,646.92

Region 4 - \$39,098.57

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Additional Repair/Maintenance Technician Labor Rate per hour (Premium) - \$120.00

Additional B.A.S. Technician Labor Rate per hour (Regular) - \$110.00

Additional B.A.S. Technician Labor Rate per hour (Premium) - \$165.00

Fixed % Mark-up over cost – 15%

STATE OF MAINE | MASTER AGREEMENT CONTRACT

18P 210315-091

RIDER A
SCOPE OF SERVICES TO BE PROVIDED

Provider will perform scheduled periodic and emergency HVAC / PLUMBING and associated Direct Digital Control repair to State of Maine Military Bureau Facilities for all five (5) zones.

A. Overview

1. The Provider will furnish all labor, equipment and material necessary for the Scheduled Maintenance as well as be available for 24-hour emergency repair as outlined in this Contract while adhering to all applicable codes and regulations. The work of this contract involves performing routine scheduled maintenance and emergency repair of HVAC / PLUMBING and associated Direct Digital Control systems.
2. For the purpose of this Contract, the term *regular hours* refers to the hours between 7:30 AM & 4:00 PM (local) Monday through Friday. The term *premium hours* refers to the hours before and after regular hours, weekends and the twelve holidays recognized by the State of Maine.
3. The Provider must become acquainted with and evaluate the condition of all equipment. Failure to do so will not relieve the Provider of responsibility for accurately estimating cost and difficulties of performing maintenance and repairs.
4. The Provider will be responsible for providing labor with qualifications commensurate with the work requested, more qualified help may be provided, however the rate billed must reflect the task.
5. Provider will receive work requests via e-mail at sbraley@xlmechanical.com, telephone (207) 989-8855 and facsimile (207) 989-7277.
6. Equipment rental and subcontracted services for repairs not considered periodic maintenance must be itemized on the invoice for which it was used.
7. Both invoices for services and copies of invoices for materials used must reflect the corresponding work order # issued by the Military Bureau for each service rendered.
8. Technicians Requirements: Provider must have technicians whether in house or under contract having the following applicable State of Maine Professional licenses:
 - a. Master Plumber
 - b. Master Oil Burner
 - c. Refrigeration handler Certificate (EPA608)
 - d. Propane and Natural Gas Technician
 - e. Large Equipment Connection and Service
 - f. Niagara BAS systems including Niagara N4 technical certification

Provider must provide copies of all required licenses and certifications as they are renewed to the Department.

B. Agency And Code Approvals

1. All products of the Direct Digital Control System (DDC) also referred to as the Building Automation Control System (BACS) shall be provided with the following agency approvals. Verification that the approvals exist for all proposed products shall be provided with prior to installation of components other than in kind replacement/repair. Systems or products not currently offering the following approvals are not acceptable.
 - a. UL-916; Energy Management Systems
 - b. C-UL listed to Canadian Standards Association C22.2 No. 205-M1983 "signal Equipment"

STATE OF MAINE | MASTER AGREEMENT CONTRACT**18P 210315-091****C. Software License Agreement**

The Owner, (Department of Defense, Veterans and Emergency Management) shall agree to the manufacturer's standard software and firmware licensing agreement as a condition of this contract. Such license will grant use of all programs and application software to Owner as defined by the manufacturer's license agreement but shall protect manufacturer's rights to disclosure of trade secrets contained within such software.

The Owner, (Department of Defense, Veterans and Emergency Management) shall be the named license holder of all software associated with any and all incremental work on the project(s). Any and all required IDs and passwords for access to any component or software program shall be provided to the owner.

The Owner, (Department of Defense, Veterans and Emergency Management) or his appointed agent, shall receive ownership of all job specific software configuration documentation, data files, and application-level software developed for the project. This shall include all custom, job specific software code and documentation for all configuration and programming that is generated for a given project and /or configured for use within Niagara 4.6/N4 Framework (Niagara) based controllers and/or servers and any related LAN / WAN / Intranet and all connected routers and devices.

D. Quality Assurance

1. Quality of Compliance: Control systems shall be installed by trained control mechanics regularly employed in installation and calibration of BACS equipment by the manufacturer of the proposed equipment to be installed.

E. Inventory and Equipment:

1. Provider must own the proper tools and test equipment to maintain all the covered systems.
2. Provider will maintain a network of suppliers whose inventory includes replacement parts for components in the systems under the awarded contract. This includes, but is not limited to:
 - a. Sensors
 - b. Controllers
 - c. Dampers
 - d. Valves
 - e. Actuators
 - f. Relays
 - g. Belts
 - h. Filters
 - i. Flame safeguards
 - j. Boiler controls.

F. Maintenance Procedures and Records

1. All preventive maintenance tasks are based on the Operations and Maintenance Equipment and Task List included in Rider H. Provider must provide copies of PM reports with all invoices.
2. The Provider must supply all necessary records required for compliance to [National emission standards for Hazardous Air Pollutants: Industrial, Commercial, and Institutional Boilers Area Sources](#) "commonly referred to as 6j", as well as all E.P.A. requirements for the handling recovery and recycling or disposal of refrigerants.
3. As work is scheduled, Provider will issue to the mechanic on the job, a service order detailing exactly what tasks to perform.
4. After each service call or PM service is completed, a "service report" must be furnished to the Department's Director of Building Control Operations. within seven working days, whose contact information shall be provided upon award.

STATE OF MAINE | MASTER AGREEMENT CONTRACT**18P 210315-091****G. Preventive Maintenance Calls**

1. All planned maintenance service will be performed during the Department's regular working hours.
2. Department will provide reasonable means of access to all equipment covered. Provider must coordinate any interruptions to the operation of the mechanical system(s) with the Department's Building Control Supervisor.
3. For Preventive Maintenance Scheduling, the Provider shall schedule preventive maintenance through direct communication with the Department's Building Control Supervisor.

H. Emergency Service

1. Emergency service must be provided 24 hours a day to minimize downtime and inconvenience.
2. Provider will provide emergency service on an as needed basis. Department approval is required for all repairs and associated costs before they are performed. Emergency service shall be considered as work in addition to the scheduled preventive maintenance. All costs and expenses incurred and expended on such a call shall be invoiced separately from the contract at the contracted rates and shall be stated as such on the invoice. This emergency service shall be provided as often as needed, on a 24-hour basis, weekends and legal holidays included.
3. Equipment Not Included:

Maintenance services, including repair labor and part replacements, for portions of the equipment that are non-maintainable or non-moving are not included as part of this specifications.

All parts and services above the defined scope of Appendix F, i.e. (Miscellaneous and Emergency service, and replacement parts, and equipment not included) must be authorized by the Director of Building Control Operations prior to installation.

These invoices may be billed and paid separately from the contract.

4. Provider must respond to an emergency within two (2) hours after notification.
5. Provider shall supply one contact phone number for emergency service.
6. Provider shall perform emergency repair services within twenty-four (24) hours and non-emergency work within two (2) weeks.

I. Parts and Complete Replacement

1. Provider will perform necessary periodic maintenance identified in the attached. It is understood that the preventive maintenance parts/materials i.e. filters, grease, oils etc. will be included in the annual cost, and additional and or emergency repair parts will be billed to the Department at cost plus the 15% of mark up as written on the cost proposal forms. Provider must provide manufacturers invoice for **all** parts.

J. Efficiency Maine Paperwork

1. Provider will be responsible for filling out and filing Efficiency Maine paperwork. Coordination with the department's energy manager will be done for each qualifying project to ensure correct accounting reimbursement. <https://www.efficiencymaine.com/>
2. Additional consideration for lead time of materials ordered will be allowed provided the materials are ordered within three working days of a scheduled site visit and an estimated delivery date from the manufacturer/supplier is provided in writing.

STATE OF MAINE | MASTER AGREEMENT CONTRACT**18P 210315-091****K. Troubleshooting**

1. Work will include troubleshooting, repairs, replacement and general maintenance, for the purpose of this contract emergency means life safety issues.
2. Provider will not make repairs, replace parts or units necessitated by reason of negligence or misuse of equipment without receiving approval from the Departments Building Control Supervisor.
3. All parts, components or devices for the HVAC systems that are worn or are not in proper operational condition, will be repaired, and/or replaced with new parts, components, or devices.
4. Provider shall be available, at no additional charge, for consultation regarding design changes and equipment selection, based on their past experiences with similar systems.

L. Equipment Not Included

1. Maintenance services, including repair labor and parts replacement, for portions of the systems and equipment that are non-maintainable or non-moving are not included as part of this specification.
2. Provider will provide a report of any work that is outside the scope of this specification that is in need of attention.
3. This specification covers only that equipment as listed herein, and in the event the system is altered, changed, or if any equipment is added, then that portion shall be added or deleted as required, and shall be in accordance with this specification.

M. Subcontracting

1. Services will be performed by qualified and trained service personnel that are directly employed by the Provider or his subcontractor for which he is responsible for.
2. Subcontracted services are a potential security risk; therefore, the Provider must provide to the Department information on any and all subcontracted employees intended to access a MEARNNG Facility and are the sole responsibility of the Provider.

N. Provider requirements

1. Background Check: Anyone allowed into the facility by the contracted vendor's personnel is considered to be a representative of the Provider and shall be required to have a prior approved Department background check before being allowed into the facility.
2. Provider and subcontractors performing work shall be required to submit to fingerprinting and formal background checks sufficient to satisfy current Department of Defense security clearances for Provider's or subcontractors requiring access to the MEARNNG Network or for the purpose or performing work in secure areas.as may occur.
3. The Provider must supply a list of people who may be either involved in the work effort or present at the facility to the Agreement Administrator within two weeks after the award of the contract or two weeks prior to the beginning of the contract whichever comes first. The list will include for each person:
 - a. First name
 - b. Middle initial
 - c. Last name
 - d. Date of birth
 - e. Maiden name(s)
4. The Department retains the right to screen and restrict from the facility personal employed by or represents the provide who do not receive a satisfactory/passing background check.

STATE OF MAINE | MASTER AGREEMENT CONTRACT

18P 210315-091

5. The Department will provide to the Provider the names Provider personnel that are acceptable for access, and those that are not acceptable for unescorted access into our facilities. Department will not share any specifics regarding why certain personnel are considered unacceptable for access.
6. Disqualified Persons: Persons will be automatically disqualified if their background checks show they were convicted or currently charged with a crime that is punishable by an imprisonment for a term of one year or more, or found not criminally responsible of committing a crime that is punishable by an imprisonment for a term of one year or more.

Persons may be disqualified for convictions and associated criminal behavior defined in M.R.S. Title 17-A, Maine Criminal Code, equivalent violations in other states, and federal law.

Exemptions to the above provisions may be authorized by designee Security Officer.

RIDER B
TERMS AND CONDITIONS

1. INVOICES AND PAYMENT: Department will pay the Provider as follows: Payment terms are net 30 days from the date the State receives an error-free invoice with all necessary and complete supporting documents. Provider shall submit detailed invoices, itemizing all work performed during the invoice period, including the dates of service, rates of pay, hours of work performed, and any other information and/or documentation appropriate and sufficient to substantiate the amount invoiced for payment by the State. All invoices must include the Department and Advantage Contract numbers for this contract.
2. BENEFITS AND DEDUCTIONS. If the Provider is an individual, the Provider understands and agrees that he/she is an independent contractor for whom no Federal or State Income Tax will be deducted by the Department, and for whom no retirement benefits, survivor benefit insurance, group life insurance, vacation and sick leave, and similar benefits available to State employees will accrue. The Provider further understands that annual information returns, as required by the Internal Revenue Code or State of Maine Income Tax Law, will be filed by the State Controller with the Internal Revenue Service and the State of Maine Bureau of Revenue Services, copies of which will be furnished to the Provider for his/her Income Tax records.
3. INDEPENDENT CAPACITY. In the performance of this Contract, the parties hereto agree that the Provider, and any agents and employees of the Provider, shall act in the capacity of an independent contractor and not as officers or employees or agents of the State.
4. DEPARTMENT'S REPRESENTATIVE. The Contract Administrator shall be the Department's representative during the period of this Contract. He/she has authority to curtail services if necessary to ensure proper execution. He/she shall certify to the Department when payments under the Contract are due and the amounts to be paid. He/she shall make decisions on all claims of the Provider, subject to the approval of the Commissioner of the Department.
5. CHANGES IN THE WORK. The Department may order changes in the work, the Contract Amount being adjusted accordingly. Any monetary adjustment or any substantive change in the work shall be in the form of an amendment, signed by both parties and approved by the State Purchases Review Committee. Said amendment must be effective prior to execution of the work.
6. SUB-AGREEMENTS. Unless provided for in this Contract, no arrangement shall be made by the Provider with any other party for furnishing any of the services herein contracted for without the consent and approval of the Contract Administrator. Any sub-agreement hereunder Entered into subsequent to the execution of this Contract must be annotated "approved" by the Contract Administrator before it is reimbursable hereunder. This provision will not be taken as requiring the approval of contracts of employment between the Provider and its employees assigned for services thereunder.
7. SUBLETTING, ASSIGNMENT OR TRANSFER. The Provider shall not sublet, sell, transfer, assign or otherwise dispose of this Contract or any portion thereof, or of its right, title or interest therein, without written request to and written consent of the Contract Administrator. No subcontracts or transfer of Contract shall in any case release the Provider of its liability under this Contract.
8. EQUAL EMPLOYMENT OPPORTUNITY. During the performance of this Contract, the Provider agrees as follows:
 - a. The Provider shall not discriminate against any employee or applicant for employment relating to this Contract because of race, color, religious creed, sex, national origin, ancestry, age, physical or

STATE OF MAINE | MASTER AGREEMENT CONTRACT**18P 210315-091**

mental disability, or sexual orientation, unless related to a bona fide occupational qualification. The Provider shall take affirmative action to ensure that applicants are employed and employees are treated during employment, without regard to their race, color, religion, sex, age, national origin, physical or mental disability, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Provider agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of this nondiscrimination clause.

- b. The Provider shall, in all solicitations or advertising for employees placed by or on behalf of the Provider relating to this Contract, state that all qualified applicants shall receive consideration for employment without regard to race, color, religious creed, sex, national origin, ancestry, age, physical or mental disability, or sexual orientation.
 - c. The Provider shall send to each labor union or representative of the workers with which it has a collective bargaining Contract, or other Contract or understanding, whereby it is furnished with labor for the performance of this Contract a notice to be provided by the contracting agency, advising the said labor union or workers' representative of the Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 - d. The Provider shall inform the contracting Department's Equal Employment Opportunity Coordinator of any discrimination complaints brought to an external regulatory body (Maine Human Rights Commission, EEOC, Office of Civil Rights) against their agency by any individual as well as any lawsuit regarding alleged discriminatory practice.
 - e. The Provider shall comply with all aspects of the Americans with Disabilities Act (ADA) in employment and in the provision of service to include accessibility and reasonable accommodations for employees and clients.
 - f. Providers and subcontractors with Contracts in excess of \$50,000 shall also pursue in good faith affirmative action programs, which programs must conform with applicable state and federal laws, rules and regulations.
 - g. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Contract so that such provisions shall be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
9. EMPLOYMENT AND PERSONNEL. The Provider shall not engage on a full-time, part-time or other basis during the period of this Contract, any (a) state employee or (b) any former state employee who participated in any way in the solicitation, award or administration of this Agreement. This restriction shall not apply to regularly retired employees or any employee who has out of state employment for a period of twelve (12) months.
10. WARRANTY. The Provider warrants that it has not employed or contracted with any company or person, other than for assistance with the normal study and preparation of a proposal, to solicit or secure this Contract and that it has not paid, or agreed to pay, any company or person, other than a bona fide employee working solely for the Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon, or resulting from the award for making this Contract.

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For breach or violation of this warranty, the Department shall have the right to annul this Contract without liability or, in its discretion to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

11. ACCESS TO RECORDS. As a condition of accepting an Contract for services under this section, a Provider must agree to treat all records, other than proprietary information, relating to personal services work performed under the Contract as public records under the freedom of access laws to the same extent as if the work were performed directly by the Department or agency. For the purposes of this subsection, "proprietary information" means information that is a trade secret or commercial or financial information, the disclosure of which would impair the competitive position of the Provider and would make available information not otherwise publicly available. Information relating to wages and benefits of the employees performing the personal services work under the Contract and information concerning employee and Contract oversight and accountability procedures and systems are not proprietary information. The Provider shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to this Contract and make such materials available at its offices at all reasonable times during the period of this Contract and for such subsequent period as specified under Maine Uniform Accounting and Auditing Practices for Community Agencies (MAAP) rules. The Provider shall allow inspection of pertinent documents by the Department or any authorized representative of the State of Maine or Federal Government, and shall furnish copies thereof, if requested. This subsection applies to contracts, contract extensions and contract amendments executed on or after October 1, 2009.
12. TERMINATION. (a) The performance of work under the Contract may be terminated by the Department whenever for any reason the Contract Administrator shall determine that such termination is in the best interest of the Department. Any such termination shall be effected by delivery to the Provider of a Notice of Termination specifying the date on which such termination becomes effective. Upon such termination, the Department shall pay the Provider for work performed by the Provider prior to the date of Notice of Termination. (b) Either party may terminate this Agreement for cause by providing a written notice of termination stating the reason for the termination. Upon receipt of the notice of termination, the defaulting party shall have fifteen (15) business days to cure the default. If the default is of such a nature that it cannot be cured within fifteen (15) business days, the defaulting party shall have such additional time, as the parties may agree to, to cure the default, provided the defaulting party has taken steps to cure the default with the initial 15 days.
13. GOVERNMENTAL REQUIREMENTS. The Provider warrants and represents that it will comply with all governmental ordinances, laws and regulations.
14. GOVERNING LAW. This Contract shall be governed in all respects by the laws, statutes, and regulations of the United States of America and of the State of Maine. Any legal proceeding against the State regarding this Contract shall be brought in State of Maine administrative or judicial forums. The Provider consents to personal jurisdiction in the State of Maine.
15. STATE HELD HARMLESS. The Provider shall indemnify and hold harmless the Department and its officers, agents, and employees from and against any and all third party claims, liabilities, and costs, including reasonable attorney fees, for any or all injuries to persons or property or claims for money damages, including claims for violation of intellectual property rights, arising from the negligent acts or omissions of the Provider, its employees or agents, officers or Subcontractors in the performance of work under this Agreement; provided, however, the Provider shall not be liable for claims arising out of the negligent acts or omissions of the Department, or for actions taken in reasonable reliance on written instructions of the Department.

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16. NOTICE OF CLAIMS. The Provider shall give the Contract Administrator immediate notice in writing of any legal action or suit filed that is related in any way to the Contract or which may affect the performance of duties under the Contract, and prompt notice of any claim made against the Provider by any subcontractor which may result in litigation related in any way to the Contract or which may affect the performance of duties under the Contract.
17. APPROVAL. This Contract must have the approval of the State Controller and the State Purchases Review Committee before it can be considered a valid, enforceable document.
18. INSURANCE. The Provider shall keep in force a liability policy issued by a company fully licensed or designated as an eligible surplus line insurer to do business in this State by the Maine Department of Professional & Financial Regulation, Bureau of Insurance, which policy includes the activity to be covered by this Contract with adequate liability coverage to protect itself and the Department from suits. Providers insured through a "risk retention group" insurer prior to July 1, 1991, may continue under that arrangement. Prior to or upon execution of this Contract, the Provider shall furnish the Department with written or photocopied verification of the existence of such liability insurance policy.
19. NON-APPROPRIATION. Notwithstanding any other provision of this Contract, if the State does not receive sufficient funds to fund this Contract and other obligations of the State, if funds are de-appropriated, or if the State does not receive legal authority to expend funds from the Maine State Legislature or Maine courts, then the State is not obligated to make payment under this Contract.
20. SEVERABILITY. The invalidity or unenforceability of any particular provision, or part thereof, of this Contract shall not affect the remainder of said provision or any other provisions, and this Contract shall be construed in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
21. ORDER OF PRECEDENCE. In the event of a conflict between the documents comprising this Agreement, the Order of Precedence shall be:
- Rider C Exceptions
 - Rider B Terms and Conditions
 - Rider A Scope of Work
 - Payment Rider
 - Rider D Included at Department's Discretion
 - Rider E Included at Department's Discretion
 - Rider F Included at Department's Discretion
 - Rider G Identification of Country in which contracted work will be performed
 - Business Associate Agreement included at Department's Discretion
 - Other Included at Department's Discretion
22. FORCE MAJEURE. The performance of an obligation by either party shall be excused in the event that performance of that obligation is prevented by an act of God, act of war, riot, fire, explosion, flood or other catastrophe, sabotage, severe shortage of fuel, power or raw materials, change in law, court order, national defense requirement, or strike or labor dispute, provided that any such event and the delay caused thereby is beyond the control of, and could not reasonably be avoided by, that party.
23. SET-OFF RIGHTS. The State shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State's option to withhold for the purposes of set-off

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any monies due to the Provider under this Contract up to any amounts due and owing to the State with regard to this Contract, any other Contract, any other Contract with any State department or agency, including any Contract for a term commencing prior to the term of this Contract, plus any amounts due and owing to the State for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. The State shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by the State agency, its representatives, or the State Controller.

24. ENTIRE CONTRACT. This document contains the entire Contract of the parties, and neither party shall be bound by any statement or representation not contained herein. No waiver shall be deemed to have been made by any of the parties unless expressed in writing and signed by the waiving party. The parties expressly agree that they shall not assert in any action relating to the Contract that any implied waiver occurred between the parties, which is not expressed in writing. The failure of any party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Contract, or to exercise an option or election under the Contract, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any party of any one or more of its rights or remedies under the Contract shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Contract or at law.
25. AMENDMENT: No changes, modifications, or amendments in the terms and conditions of this Contract shall be effective unless reduced to writing, numbered and signed by the duly authorized representative of the State and Provider.
26. DEBARMENT, PERFORMANCE, AND NON-COLLUSION CERTIFICATION: By signing this Contract, the Provider certifies to the best of Provider's knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this Contract:
- a. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.
 - b. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:
 - i. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.
 - ii. Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
 - iv. Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.
 - c. Have not Entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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RIDER C

EXCEPTIONS

There are no exceptions for this Master Agreement Contract

RIDER D

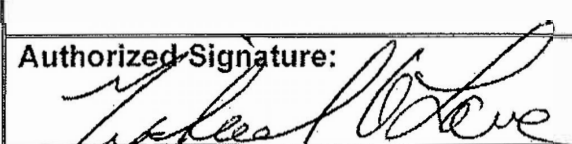
APPENDIX A: PRELIMINARY INFORMATION:SECTION I:1:PAGE:25:FILE #1

State of Maine
Department of Defense Veterans and Emergency Management
PROPOSAL COVER PAGE
RFP# 202005089
HVAC & Plumbing/Preventive Maintenance and Emergency Repair
For
State of Maine Military Bureau Facilities

Bidder's Organization Name:	XL MECHANICAL & ENERGY MANAGEMENT SERVICES		
Chief Executive - Name/Title:	MICHAEL A LANE/ PRESIDENT/DAVID TANNER/VP		
Tel:	207-989-8855	E-mail:	mlane@xlmechanical.com / dtanner@xlmechanical.com
Headquarters Street Address:	572 Odlin Road		
Headquarters City/State/Zip:	Bangor, ME 04401		
<i>(Provide information requested below if different from above)</i>			
Lead Point of Contact for Proposal - Name/Title:	Sylvia Braley/Office Manager/Bookkeeper		
Tel:	207-989-8855	E-mail:	sbraley@xlmechanical.com
Headquarters Street Address:	572 Odlin Road		
Headquarters City/State/Zip:	Bangor, ME 04401		

- This proposal and the pricing structure contained herein will remain firm for a period of 180 days from the date and time of the bid opening.
- No personnel currently employed by the Department or any other State agency participated, either directly or indirectly, in any activities relating to the preparation of the Bidder's proposal.
- No attempt has been made, or will be made, by the Bidder to induce any other person or firm to submit or not to submit a proposal.
- The above-named organization is the legal entity entering into the resulting agreement with the Department should they be awarded the contract.
- The undersigned is authorized to enter contractual obligations on behalf of the above-named organization.

To the best of my knowledge, all information provided in the enclosed proposal, both programmatic and financial, is complete and accurate at the time of submission.

Name (Print): Michael A. Lane	Title: President
Authorized Signature: 	Date: 1/4/2021

RIDER D

APPENDIX B:PRELIMINARY INFORMATION:SECTION I:2:PAGE:26:FILE #1

State of Maine

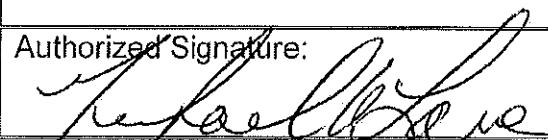
Department of Department of Defense Veterans and Emergency Management
DEBARMENT, PERFORMANCE and NON-COLLUSION CERTIFICATION
RFP# 202005089HVAC & Plumbing/Preventive Maintenance and Emergency Repair
For
State of Maine Military Bureau Facilities

Bidder's Organization Name:	XL MECHANICAL & ENERGY MANAGEMENT SERVICES
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By signing this document, I certify to the best of my knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this proposal:

- a. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.
- b. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:
 - i. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.
 - ii. Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
 - iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
 - iv. Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.
- c. Have not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

Failure to provide this certification may result in the disqualification of the Bidder's proposal, at the discretion of the Department.

Name (Print): MICHAEL A. LANE	Title: PRESIDENT
Authorized Signature: 	Date: 1/4/2021

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RIDER E

FACILITY ZONES

<u>ZONE 1</u>
FMS #5, Caribou- 20 North street Caribou
Houlton Armory, 84 Pleasant Street Houlton
Calais Armory, 11 Calais Avenue Calais
<u>ZONE 2</u>
Aviation Readiness Center Building #100, 28 Hayes Street Bangor
Armed Forces Reserve Center, 300North Hildreth Street Bangor
Regional Training Institute,100 North Hildreth Street Bangor
BLDG # 260 Army Aviation Support Facility, 28 Hayes Street Bangor
BLDG # 250 FMS #3, 28 Hayes Street Bangor
BLDG # 255, 28 Hayes Street Bangor
BLDG # 251, 28 Hayes Street Bangor (<u>Repair Only</u>)
Brewer Armory, 133 Elm Street Brewer
Skowhegan Armory, 9 North Armory Drive Skowhegan
<u>ZONE 3</u>
Bog Brook Training Site,1140 Gilead Road Gilead
Norway Armory, 17 Elm Street Norway
Armed Forces Reserve Center, 11 Ordinance Way Brunswick
Lewiston Armory and MVSb, Lewiston 55 Alfred Plourde Parkway Lewiston
FMS #2 Auburn Maintenance, 64 Mount Apatite Rd. Auburn
<u>ZONE 4</u>
Waterville Armory, 74 Drummond Ave Waterville
WMD CST, 1 Armory Road Waterville
Joint Forces Head Quarters 23 Blue Star Avenue Augusta. (<u>Repair Only</u>)
Augusta Armory, 179 Western Ave Augusta
Building 3, Camp Keyes, 194 Winthrop Street Augusta
Building 5, Camp Keyes, 194 Winthrop Street Augusta
Building 7, Camp Keyes, 194 Winthrop Street Augusta
Building 12, Camp Keyes, 194 Winthrop Street Augusta
Building 14, Camp Keyes, 194 Winthrop Street Augusta
Building 15, Camp Keyes, 194 Winthrop Street Augusta
Building 16, Camp Keyes, 194 Winthrop Street Augusta
Building 17, Camp Keyes, 194 Winthrop Street Augusta
Building 24, Camp Keyes, 194 Winthrop Street Augusta
Building 35, Camp Keyes, 194 Winthrop Street Augusta
Building 37, Camp Keyes, 194 Winthrop Street Augusta
Building 34, Camp Keyes, 194 Winthrop Street Augusta
Building 39, Camp Keyes, 194 Winthrop Street Augusta
Building 41, Camp Keyes, 194 Winthrop Street Augusta
Building 42, Camp Keyes, 194 Winthrop Street Augusta
<u>ZONE 5</u>
FMS #1, 772 Stevens Ave Portland
Westbrook Armory, 120 Stroud water St Westbrook
Sanford Armory, 88 William Oskar Emery Drive Sanford

RIDER G

IDENTIFICATION OF COUNTRY

IN WHICH CONTRACTED WORK WILL BE PERFORMED

Please identify the country in which the services purchased through this contract will be performed:

☒ **United States. Please identify state: Maine**

☐ **Other. Please identify country: Enter Country**

Notification of Changes to the Information

The Provider agrees to notify the Division of Procurement Services of any changes to the information provided above.

STATE OF MAINE | MASTER AGREEMENT CONTRACT18P 210315-091

RIDER H - Equipment and Task List

Aviation Readiness Center O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset : Boiler -01	Asset : Boiler -02
Location :	Location :
Manufacturer :	Manufacturer :
Model No. :	Model No. :
No. of Sections :	No. of Sections :
Material :	Material :
Gross Output (MBH) :	Gross Output (MBH) :
Burner :	Burner :

Circulating Pumps Listing

Sanford

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset : Circulator Pump P-01	Asset : Circulator Pump P-02
Location :	Location :
Type :	Type :
Model No. :	Model No. :
Capacity (GPM) :	Capacity (GPM) :
Manufacturer :	Manufacturer :
Feet Head :	Feet Head :

Asset : Circulator Pump P-03		Asset : Circulator Pump P-04	
Location :		Location :	
Type :		Type :	
Model No. :		Model No :	
Capacity (GPM) :		Capacity (GPM) :	
Manufacturer :		Manufacturer :	
Feet Head :		Feet Head :	

AHU-RTU-MUA-AC Split Unit Service

Sanford

Period: Yearly

Action: Service

Procedures:

- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) repair/ replace if damaged.
- Inspect belts and sheaves, replace if worn. Align as needed.
- Inspect/clean condenser coils.
- Lubricate fan bearings/ lubricate adjust louvre linkages
- Replace air filters

Major Components:

Asset : ERV-1		Asset : MAU-1	
Location : Roof		Location : Roof	
Manufacturer :Greenheck		Manufacturer :Greenheck	
Model :PVE-20-SC		Model :DSX-P120-H22-HZ	

Asset : ERV-2		Asset : ERV-3	
Location :		Location :	
Manufacturer :		Manufacturer :	
Model :		Model :	

Asset :	CU-1A	Asset :	CU-1B
Location :	Mech rm	Location :	Mech rm
Manufacturer	DAIKEN	Manufacturer	DAIKEN
Model	reyq120tatju	Model	REY120TATJU

Heat Pumps Listing

Sanford

- Action: Inspect/clean as necessary.
- 6 Month Service

Replace air filters

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Check and verify reversing valves work and don't stick.

Major Components:

Asset :	HP-1-1	Asset :	HP-1-2
Location :	Break rm 123	Location :	Library124
Manufacturer		Manufacturer	
Model		Model	

Asset :	HP-1-3	Asset :	HP-1-4
Location :	conidor 125	Location :	Classroom 126
Manufacturer		Manufacturer	
Model		Model	

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Asset : HP-1-5

Asset : HP-1-6

Location : Classroom 127

Location : Classroom 128

Manufacturer

Manufacturer

Model

Model

Asset : HP-1-7

Asset : HP-1-8

Location : Storage

Location : Basement

Manufacturer

Manufacturer

Model

Model

Asset : HP-2-1

Asset : HP-2-2

Location : Rm 102

Location : Lobby

Manufacturer

Manufacturer

Model

Model

Asset : HP-3-1

Asset : HP-2-3

Location : Kit

Location : Rm 104

Manufacturer

Manufacturer

Model

Model

Asset : HP-2-4

Asset : HP-2-5

Location : Rm 105

Location : Kit office

Manufacturer

Manufacturer

Model

Model

Asset : HP-2-6

Asset : HP-3-2

Location : Kit

Location : Fitness rm

Manufacturer

Manufacturer

Model

Model

Asset : HP-3-3

Location :
Manufacturer
Model

Asset : HP-3-4

Location : Locker rm
Manufacturer
Model

Asset : HP-3-5

Location : Assembly hall
Manufacturer
Model

Asset : HP-3-6

Location : Womens bath rn
Manufacturer
Model

Gas unit heaters

Action: List

Equipment to be covered for repairs

Sanford

Major Components:

Asset : Gas unit heaters GUH-1

Location : Mechanical rm

Manufacturer: :
Model No: :
Size: :

Asset : Gas unit heaters 2

Location : Mechanical rm

Manufacturer: :
Model No: :
Size: :

Asset : Gas unit heaters 3

Location : Maintenance rm

Manufacturer: :
Model No: :
Size: :

Asset :

Location :

Manufacturer: :
Model No: :
Size: :

PW- Water Heater List Solar

Action: List

Sanford

Equipment to be covered for repairs

Major Components:

Asset : Water Heater WH3A		Asset : Water Heater WH3B	
Manufacturer	:	Manufacturer	:
Model No.	:	Model No.	:
Capacity	:	Capacity	:
Location	:Kit	Location	:Kit

Asset : Water HeaterWH1A		Asset : Water Heater WH1B	
Manufacturer	:	Manufacturer	:
Model No.	:	Model No.	:
Capacity	:	Capacity	:
Location	:Women's rm	Location	Women's rm

Asset : Water Heater WH2A		Asset : Water Heater WH2B	
Manufacturer	:	Manufacturer	:
Model No.	:	Model No.	:
Capacity	:	Capacity	:
Location	:Men's Rm	Location	:Men's Rm

Asset : Water HeaterEWH-4	
Manufacturer	:
Model No.	:PROPH50 T2 RH350D
Capacity	50
Location	:

Exhaust Fan 6

Sanford

Action: Listing Equipment to be covered for repairs in the event of failure

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Major Components:

Asset :	Exhaust Fan 1	Asset :	Exhaust Fan 2
Location :	Roof	Location :	Roof
Model No.	Cube-141-7-x	Model No.	
Manufacturer	Greenheck	Manufacturer	

Asset :	Exhaust Fan 3	Asset :	Exhaust Fan 4
Location :	Roof	Location :	Roof
Model No.		Model No.	Cube-141-7-x
Manufacturer		Manufacturer	Greenheck

Asset :	Exhaust Fan 5	Asset :	Exhaust Fan 6
Location :		Location :	
Model No.		Model No.	
Manufacturer		Manufacturer	

AFRC Bangor O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during boiler service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly(funtion test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Service (3 Total) NOTE: Natural Gas Condensing

Period: yearly

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals
- Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1		Asset : Boiler B-2	
Location :	Boiler Room	Location :	Boiler Room
Manufacturer :	Weil-McLain	Manufacturer	Weil-McLain
Model No. :	H1594	Model No.	H1594
No. of Sections :	NA	No. of Sections	NA
Material :	Cast Iron	Material	Cast Iron
Gross Output (MBH) :	377	Gross Output (MBH)	377
Burner :	Weil-McLain	Burner	Weil-McLain

Asset : DHW Boiler	
Location :	Boiler Room
Manufacturer :	Peerless
Model No. :	SC(T) 07-W/S
No. of Sections :	NA
Material :	Cast Iron
Gross Output (MBH) :	150
Burner :	Carlin

- Circulating Pumps Listing @ 7 Total
- Period: Yearly
 - Action: Clean/Inspect/Service
 - Lubricate bearings

Check couplings , bearings and shaft seals.

Major Components:

Asset : Pump P-1		Asset : Pump P-2	
Location :	Main Boiler Room	Location :	Main Boiler Room
Type :	In-Line	Type	In-Line
Model No. :	Series 80	Model No	Series 80
Capacity (GPM) :	215	Capacity (GPM)	215
Manufacturer :	Taco	Manufacturer	Taco
Feet Head :		Feet Head	:

Asset : Pump P-3		Asset : Pump P-4	
Location :	Main Boiler Room	Location :	Main Boiler Room
Type :	In-Line	Type	In-Line
Model No. :	Series 80	Model No	Series 80
Capacity (GPM) :	431	Capacity (GPM)	431
Manufacturer :	Taco	Manufacturer	Taco
Feet Head :		Feet Head	:

Asset : Pump P-5		Asset : Pump P-6	
Location :	At HV-3	Location :	At HV-1
Type :	In-Line	Type	In-Line
Model No. :	Series 60	Model No.	Series 60
Capacity (GPM) :	60	Capacity (GPM)	52
Manufacturer :	Taco	Manufacturer	Taco
Feet Head :		Feet Head	:

Asset : Pump P-7			
Location :	At HV-5		
Type :	In-Line		

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Model No : Series 60

Capacity (GPM) : 51

Manufacturer : Taco

Feet Head :

AHU-RTU-MUA-AC Split Unit-ERU Service, 20 Total

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset : AC-1		Asset AC-2	
Location :	Physical Fitness Rm.	Location	Administration
Manufacturer	Mitsubishi	Manufacturer	Mitsubishi
Model	Remote Split Unit	Model	Remote Split Unit
CFM :		CFM :	

Asset : AC-3		Asset : AC-4	
Location :	Active Duty Rm	Location :	Active Duty Rm
Manufacturer	Mitsubishi	Manufacturer	Mitsubishi
Model	Remote Split Unit	Model	Remote Split Unit
CFM :		CFM :	

Asset : AC-5	Asset : AC-6
Location : Conference Room	Location : Medical Sutie
Manufacturer Mitsubishi	Manufacturer Mitsubishi
Model Remote Split Unit	Model Remote Split Unit
CFM	CFM :

Asset : AC-7	Asset : AC-8
Location : Classroom 214	Location : Classroom 213
Manufacturer Mitsubishi	Manufacturer Mitsubishi
Model Remote Split Unit	Model Remote Split Unit
CFM	CFM :

Asset : AC-9	Asset : HV-1
Location : Classroom 212	Location : Drill Hall
Manufacturer Mitsubishi	Manufacturer :
Model	Model :
CFM	CFM :

Asset : HV-2	Asset : HV-3
Location : Locker Room	Location : SIMS Room
Manufacturer	Manufacturer :
Model	Model :
CFM	CFM :

Asset : HV-4	Asset : HV-5
Location : Maintenance	Location : North Billet Attic
Manufacturer	Manufacturer Offices
Model	Model :
CFM	CFM :

Asset : HV-6	Asset : HV-7
Location : Kitchen	Location : Shop
Manufacturer	Manufacturer :
Model	Model :
CFM	CFM :

Asset : ERU-1	Asset : CU-1
Location : Locker Room	Location : Outside
Manufacturer :	Manufacturer Mitsubishi
Model :	Model P144TKMU-A
BTUH :	Serves AC-1 to AC-5

Asset : CU-2	Asset : ERU-1
Location : Outside	Location : Locker Room
Manufacturer Mitsubishi	Manufacturer :
Model P144TKMU-A	Model :
Serves AC-6 to AC-9	CFM :

UH and CUH Heaters 34 Total Units

Action: Yearly Service

Procedures

Verify fan motor turns, check voltage and amps.

Inspect belts and sheaves, replace if worn. Align as needed.

Lubricate fan bearings if needed.

Replace air filters if installed.

Major Components:

Asset : CHU-1	Asset CHU-2
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Location	:	Shower Room	Location	Mens Lkr Room
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	C-1180-02	Model	C-1180-02
Size(BTUH)	:	185	Size(BTUH)	
CFM	:	185	CFM	185
Asset	:	CHU-3	Asset	CHU-4
Location	:	Mens Lkr Room	Location	Vestibule
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	C-1180-02	Model	FI-1040-02
Size(BTUH)	:		Size(BTUH)	
CFM	:	185	CFM	185
Asset	:	UH-1 thru 9 Multiple (9)	Asset	UH-10
Location	:	Rms 6,7,3,32, Storage	Location	Rm 129, Storage
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	60-W2	Model	42-W2
Size(BTUH)	:		Size(BTUH)	
CFM	:		CFM	
Asset	:	UH-11 thru 13 Multiple (3)	Asset	UH-14
Location	:	Rms 17,50	Location	Scullery Rm
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	168-W2	Model	90-W2
Size(BTUH)	:		Size(BTUH)	:
CFM	:		CFM	:
Asset	:	UH-15 thru 17 Multiple (3)	Asset	UH-18 and 19 Multiple (2)
Location	:	Rms 10,14,13	Location	Rms 14

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Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	42-W2	Model	90-W2
Size(BTUH)	:		Size(BTUH)	
CFM	:		CFM	

Asset	:	UH-20 and 21 Multiple (2)	Asset	UH-22 and 23 Multiple (2)
Location	:	Rms 15 and 16	Location	Rm 33
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	60-W2	Model	90-W2
Size(BTUH)	:		Size(BTUH)	
CFM	:		CFM	

Asset	:	UH-24 and 25 Multiple (2)	Asset	UH-26 and 27 Multiple (2)
Location	:	Rm 35	Location	Rm 48
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	42-W2	Model	90-W2
Size(BTUH)	:		Size(BTUH)	
CFM	:		CFM	

Asset	:	UH-28 and 29 Multiple (2)	Asset	UH-30
Location	:	Rm 44	Location	Rm above Rifle Range
Manufacturer	:	Sterling	Manufacturer	Sterling
Model	:	42-W2	Model	90-W2
Size(BTUH)	:		Size(BTUH)	:
CFM	:		CFM	:

Water Heaters/Indirect Fired, 2 Total

Action: List

Procedures :

Equipment to be covered for repairs in the event of failure.

Major Components:

Asset : WH-1		Asset : WH-2	
Location :	Main Boiler Room	Location :	Main Boiler Room
Manufacturer :	SuperStor	Manufacturer	SuperStor
Model No. :		Model No.	
Capacity :	100 Gallon	Capacity	100 Gallon

PW- Potable Water Booster Pumps

Action: List

Major Components:

Asset : Potable Water Booster Pump[
Location :	Main Boiler Room
Manufacturer: :	Skidco Co.
Model No :	T500540
S/N :	

- No refrigerant in unit.
- 6 Month service/cleaning required.
- Annual service/cleaning

AFRC Brunswick O and M Equipment and Tasking List Brunswick AFRC

Hot Water Boiler listing

Action Service /Cleaning

Period Yearly: Serice

Procedures

- 1 Verify all dampers operational including combustion dampers
- 2 Check ignition system
- 3 Check fuel valve
- 4 Verify safety controls (high water,low water,flame failure)
- 5 Check high limit control
- 6 Inspect for leaks on and around boiler
- 7 Check and operate sub equipment
- 8 Once a year clean fire chamber

Major Components

Asset: Boiler 01

Location: B-19

Type: LP Gas

Manufacturer: Laars

Model no.: NTH600PJX3B

Output btu: 571,800 BHU/HR

Burner: LP Gas

Asset: Boiler 02

Location: B-19

Type: LP Gas

Manufacturer: Leers

Model no.: NTH600PJX3B

Output btu: 571,800 BTU/HR

Burner: LP Gas

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CUH heaters and UH heaters

Action	Service
Period	Yearly: Fall Service
Procedures	1 Inspect and lubricate all shaft bearing as needed
	2 Checkall electrical connections and tighten as needed
	3 Clean coils (brush and compressed air)
	4 Remove grease and dirt from motor and fan blades
	5 Check control valves and hand valves for proper operation
	6 Check aquastat for proper operation and setting
	Check and clean or replace filters(cabinet unit heaters)

Major Components

Asset: CUH-01

Location: Stairway S01

Manufacturer: Trane

Model no.: FFHB0801AAGC0C2BAG2M0000D4X00H30000000A00000

Voltage 115v

Asset: CUH-02

Location: Stairway S02

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Manufacturer: Trane

Model no.: FFHB0801AAGC0C2BAG2M0000D4X00H30000000A00000

Voltage 115v

CUH-03

Asset:

Location: Vestibule 117

Manufacturer: Trane

Model no.: FFHB0801AAGC0C2BAG2M0000D4X00H30000000A00000

Voltage 115v

Uhit Heaters

Asset: UH-01

Location: B-19

Manufacturer: Trane

Model no.: UHSB0241TAA10000040

Voltage 115v

CMF 450

Asset: UH-02

Location: 140

Manufacturer: Trane

Model no.: UHSB0241TAA10000040

Voltage 115v

CFM 450

Asset: UH-03

Location: B-18

Manufacturer: Trane

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Model no.:	UHSB0241TAA10000040	
Voltage	115v	
CFM	450	
Asset:	UH-04	
Location:	138	
Manufacturer:	Trane	
Model no.:	UHSB0241TAA10000040	
Voltage	115v	
	450	
Asset:	UH-05	
Location:	Kit Mezz	
Manufacturer:	Trane	
Model no.:	UHSB0241TAA10000040	
Voltage	115v	
CFM	450	
Asset:	UH-06	
Location:	B-20	
Manufacturer:	Trane	
Model no.:	UHSB0241TAA10000040	
Voltage	115v	
	450	

Domestic Hot water Heaters

Action Service

Period Yearly: Fall

Procedures

- 1
- Inspect coil
- 2
- Remove scale buildup from tank as needed
- 3
- Test relief valve operation
- 4
- Check and verify proper sensor operation
- 5
- Check on and unit for leaks

Major Components

Asset:WH-01

Location:B-19

Type:LP Gas

Manufacturer:HTP

Model no.:PH130-119S

Output btu:130000

Burner:LP Gas

Capacity :119gal

Asset:WH-02

Location:B-19

Type:LP Gas

Manufacturer:HTP

Model no.:PH130-119S

Output btu:130000

Burner:LP Gas

Capacity :119gal

Air Handlers AHU-01, AHU-02

Action	Service
Period	Yearly
Procedures	<div><div>1</div><div>Clean or replace filters</div></div> <div><div>2</div><div>Belt drive fans -check fan bearing grease line connections.</div></div> <div><div>3</div><div>Check motor bracket torque.</div></div> <div><div>4</div><div>Belt drive fans</div></div> <div><div>5</div><div>Belt-drive fans- align fan and motor sheaves.</div></div> <div><div>6</div><div>Inspect and clean drain pans</div></div> <div><div>7</div><div>Tighten electrical connections</div></div> <div><div>8</div><div>Inspect coils for dirt build-up</div></div> <div><div>9</div><div>Lubrication bearing</div></div>

Major Components

Asset:	AHU-01
Location:	Kit MZ 101
Manufacturer:	Trane
Model no.:	CSAA010UAE0D
Serial No.	K13F51500
Asset:	AHU-02
Location:	Kit MZ101

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		Manufacturer:	Trane
		Model no.:	CSAA008UAE00
		Serial No.	K13F51507
CU- AC Split Unit			
Action	Service		
Period	yearly		
Procedures			
	1	Check refrigerant pressures,if low-follow prooer procedures for recharging	
	2	Check all motors and compressor voltages and amperages	
	3	Inspect condenser fan(s) repair /replace if damaged	
	4	Inspect /clean condenser coil	
	5	Lubricate fan bearings/ lubricate adjust loure linkages	
	6	Replace filters	
Major Components			
		Asset: CU-01	
		Location:	roof
		Type:	AC/split unit
Manufacturer:		Daikin	
Model no.:		RKS36LVJU	
		serial:	Eoo8218
		Asset: CU-02	
		Location:	roof

		Type:	AC/split unit
Manufacturer:			LG
Model no.:			LSU360HV#
Serial:			
		Asset:	CU-03
Location:			roof
		Type:	AC/split unit
Manufacturer:			LG
Model no.:			LSU121HSV3
Serial:			
		Asset:	CU-04
Location:			roof
		Type:	AC/split unit
Manufacturer:			Daikin
Model no.:			RKS36LVJU
Serial:			E008217

Energy Recovery Units		
Action	Servive	
Period	yearly	
Procedures		
1	Check filters and replace as needed	
2	Inspect and lubricate all shaft bearings as needed	

- 3
- Inspect belt tension and condition
- 4
- Check that sheaves are properly aligned so that belts run straight
- 5
- Check internal cooling fan on VFDS. Cleanair vents on VFD cabinets as needed
- 6
- Check damper operation and condition. Lubricate linkages as needed
- 7
- Check all electrical connections and tighten as needed
- 8
- Romove dust from blower wheels and all debris from inlet/outlet screens
- 9
- Check condenser fans for alignment, vibrations, cracked blades, and secure mounting
- 10
- Check all control valves for proper operation
- 11
- Inspect and clean all coils (eveaporator,HW,CHW). Brush and compressed air
- 12
- Check and clean condensate pans and drains
- 13
- Check motors and compressors fotproper voltage and amperage operation
- 14
- Check and operate all sub-equipment for proper operation
- 15

Major Components

Asset: ERV-01

Location: 140

Type: Air & Air Energy Recovery Unit

Manufacturer: RenewAir

Model no.: HE6X

Asset: ERV-02

Location: 227

Type: Air & Air Energy Recovery Unit

Manufacturer: RenewAir

Model no.: HE8X

Asset: ERV-03: NOT ACCESSIBLE TO HIGH IN THE AIR

Location: B-12

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		Type: Air & Air Energy Recovery Unit
Manufacturer:		RenewAir
Model no.:		HE4XINV
		Asset: ERV-04
		Location: MZ-101
		Type: Air & Air Energy Recovery Unit
Manufacturer:		RenewAir
Model no.:		HE4XINV
Output btu:		
		Burner:
Capacity :		
Make Up Air: MUA-01: Direct-fired gas make-up air heater		
Action	Service	
Period	6 Months: Spring and Fall	
Procedures		
	1	Check filters and replace as needed
	2	Check fan for proper alignment
	3	Inspect and lubricate all shaft bearings as needed
	4	Inspect belt tension and condition
	5	Check that sheaves are properly aligned so that belts run straight
	6	Check internal cooling fan on VFD. Clean air vents on VFD cabinet as needed
	7	Check damper operation and condition
	8	Check all electrical connections and tighten as needed
	9	Remove dust from blower wheels and all debris from inlet/outlet screens

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Major Components			
		Asset:	MUA-01
		Location:	Kit MZ101
Manufacturer:	Absolulaire		
Model no.:	AA1-HVX		
		Serial No.	27818
Pumps			
Action	Service		
Period	6 Months: Spring and Fall		
Procedures			
		1	Check pump coupling for proper alignment and wear
		2	Inspect and lubricate pumps and motors as needed
		3	Check internal cooling fan on VFD . Clean air vents on VFD cabinet as needed
		4	Check all electrical connections and tighten as needed
		5	Inspect for leaks
Major Components		Geothermal well Pumps P-01,P-02,P-03, P-04	
		Asset:	P-01
		Location:	B-19
		Type:	End Suction

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	Manufacturer:	Paco
	Model no.:	
	VFD	Johnson Controls
	Cat.	VSO-6410B
	HP	10 HP
	Asset:	P-02
	Location:	B-19
	Type:	End Suction
	Manufacturer:	Paco
	Model no.:	
	VFD	Johnson Controls
	Cat.	VSO-6410B
	HP	10 HP
	Asset:	P-03
	Location:	B-19
	Type:	End Suction
	Manufacturer:	Paco
	Model no.:	
	VFD	Johnson Controls
	Cat.	VSO-6410B
	HP	10 HP
	Heat and Cool Pumps	

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	Asset:	P-04	
	Location:	B-19	
	Type:	End Suction	
	Manufacturer:	Paco	
	Model no.:		
	VFD	Johnson Controls	
	Cat.	VSO-6410B	
	HP	3 hp	
	Asset:	P-05	
	Location:	B-19	
	Type:	End Suction	
	Manufacturer:	Paco	
	Model no.:		
	VFD	Johnson Controls	
	Cat.	VSO-6410B	
	HP	3 HP	
	Asset:	P-06	B-01
	Location:	B-19	
	Type:	In-Line	
	Manufacturer:	Grundfos	
	Type	UPS43-100SF	
	P/N	95906638	
	Asset:	P-07	B-02

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Manufacturer:	Location:	B-19	
	Type:	In-Line	
		Grundfos	
	Type	UPS43-100SF	
	P/N	95906638	
Geothermal Heat Circulator Pumps			
Manufacturer:	Asset:	P-08	GHP-01
	Location:	140	
	Type:	In-Line	
		Grundfos	
	Type	UPS40-80/2F	
	P/N	96402762	
	Mod.	C	
Manufacturer:	Asset:	P-09	GHP-02
	Location:	140	
	Type:	In-Line	
		Grundfos	
	Type	UPS40-80/2F	
	P/N	96402762	
	Mod.	C	
Manufacturer:	Asset:	P-10	GHP-03
	Location:	140	
	Type:	In-Line	
		Grundfos	
	Type	UPS40-80/2F	

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	P/N	96402762	
	Mod.	C	
	Asset:	P-11	GHP-04
	Location:	140	
	Type:	In-Line	
	Manufacturer:	Grundfos	
	Type	UPS40-80/2F	
	P/N	96402762	
	Mod.	C	
	Asset:	P-12	
	Location:	B-19	
	Type:	In-Line	
	Manufacturer:	Grundfos	
	Type	UPS43-100SF	
	P/N	95906638	
	Asset:	P-13	
	Location:	B-19	
	Type:	In-Line	
	Manufacturer:	Grundfos	
	Type	UP 15-42F	
	P/N	59896155P1	
Solar Hot Water Circulator			
	Asset:	SWP-01	
	Location:	227	

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	Manufacturer:	Type:	In-Line
			Grundfos
		Type	UP26-99BF
		P/N	52722347
	Manufacturer:	Asset:	SWP-02
		Location:	227
		Type:	In-Line
			Grundfos
	Manufacturer:	Type	UP26-99BF
		P/N	52722347
Heat pumps First Floor			
Action Service			
Period 6 Months: Spring and Fall			
Procedures			
	1	Check filters and replace as needed	
	2	Inspect and lubricate all shaft bearings as needed	
	3	Check damper operation and condition. Replace damper sealsas needed. Lubricate linkages as needed	
	4	Check all electrical connections and tighten as needed	
	5	Romove dust from blower wheels and all debris from inlet/outlet screens	
	6	Check all control valves for proper operation	
	7	Inspect and clean all coils (eveaporator,HW,CHW). Brush and compressed air	
	8	Check and clean condensate pans and drains	
	9	Check motors and compressors fotproper voltage and amperage operation	
	10	Check and operate all sub-equipment for proper operation	

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Major Components

Asset: Location: Manufacturer: Model no.:	HP-1-01
	101
	Trane
	GEHE00671D01A0BLD010000
	W13H14932
	A2S151C-E
Asset: Location: Manufacturer: Model no.:	HP-1-02
	102
	Trane
	GEHE00671D01A0BLD010000
	W13H14931
	A2S151C-E
Asset: Location: Manufacturer: Model no.:	HP-1-03
	103
	Trane
	GEHE00671D01A0BLD010000
	W13H14933
	A2S151C-E
Asset: Location: Manufacturer: Model no.:	HP-1-04
	106
	Trane
	GEHE01571D01A0LLD010000
	W13H14923
	A2S151C-C

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	Asset:	HP-1-05
	Location:	119
	Manufacturer:	Trane
	Model no.:	GEHE01271D01A0RRD010000
	Serial No.	W13H15021
	Order No.	A2S151C-P
	Asset:	HP-1-06
	Location:	126
	Manufacturer:	Trane
	Model no.:	GEHE00671D1A0LRD010000
	Serial No.	W13H14936
	Order No.	A2S151C-G
	Asset:	HP-1-07
	Location:	124
	Manufacturer:	Trane
	Model no.:	GEHE00971D01A0BRD010000
	Serial No.	W13H14948
	Order No.	A2S151C-I
	Asset:	HP-1-08
	Location:	hall 118
	Manufacturer:	Trane
	Model no.:	GEHE00671D01A0BRD010000
	Serial No.	W13H14941
	Order No.	A2S151C-H
	Asset:	HP-1-09
	Location:	
	Manufacturer:	
	Model no.:	
	Serial No.	
	Order No.	

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Manufacturer:	Location:	127
	Model no.:	GEHE01271D010000
	Serial No.	W13H14954
	Order No.	A2S151C-M
Manufacturer:	Asset:	HP-1-10
	Location:	143
	Model no.:	EXHF02471A23A0BRD010000
	Serial No.	W13H13874
	Order No.	A2S145A-J
Manufacturer:	Asset:	HP-1-11
	Location:	134
	Model no.:	EXHF02471A23A0BLD010000
	Serial No.	W13H13875
	Order No.	A2S145A-K
Manufacturer:	Asset:	HP-1-12
	Location:	136
	Model no.:	GEHE00671D01A0BRD010000
	Serial No.	W13H14938
	Order No.	A2S151C-H
	Asset:	HP-1-13
	Location:	Hall 144

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Manufacturer:	Trane
Model no.:	
Serial No.	
Order No.	
Asset:	HP-1-14
Location:	146
Manufacturer:	Trane
Model no.:	GEHE00671D01A0LRD010000
Serial No.	W13H14935
Order No.	A2S151C-G
Asset:	HP-1-15
Location:	148
Manufacturer:	Trane
Model no.:	EXHF02471A23A0BRD010000
Serial No.	W13H13873
Order No.	A2S145A-J
Asset:	HP-1-16
Location:	134
Manufacturer:	Trane
Model no.:	GEHE01271D01A0BLD010000
Serial No.	W13H14922
Order No.	A2S151C-B
Asset:	HP-1-17
Location:	135
Manufacturer:	Trane

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Model no.:	GEHE00671D01A0BRD010000
Serial No.	W13H14940
Order No.	A2S151-H
Asset:	HP-1-18
Location:	115
Manufacturer:	Trane
Model no.:	EXHF07041A03A0BRD010000
Serial No.	W13H13878
Order No.	A2S145C-A
Asset:	HP-1-19
Location:	106
Manufacturer:	Trane
Model no.:	EXHF03641A03A0BRD010000
Serial No.	W13H13868
Order No.	A2S145A-D
Asset:	HP-1-20
Location:	137
Manufacturer:	Trane
Model no.:	GEHE00971D01A0BRD010000
Serial No.	W13H14949
Order No.	A2S151C-L
Asset:	HP-1-21
Location:	101
Manufacturer:	Trane
Model no.:	EXHF03641A03A0RRD010000

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Heat Pumps Second Floor	Serial No.	W13H13877	
	Order No.	A2S145A-M	
	Asset:	HP-1-22	
	Location:	101	
	Manufacturer:	Trane	
	Model no.:	EXHF03071A03A0LLD010000	
	Serial No.	W13H13866	
	Order No.	A2S145A-B	
Action Service			
Period 6 Months: Spring and Fall			
Procedures			

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	Asset:	HP-2-01
	Location:	201
	Manufacturer:	Trane
	Model no.:	GEHE00971D01A0BRD010000
	Serial No.	W13H14950
	Order No.	A2S151C-L
	Asset:	HP-2-02
	Location:	Hall Front of 202
	Manufacturer:	Trane
	Model no.:	EXHF03641A03A0BRD010000
	Serial No.	W13H13869
	Order No.	A2S145A-D
	Asset:	HP-2-03
	Location:	203
	Manufacturer:	Trane
	Model no.:	GEHE00971D01A0RLD010000
	Serial No.	W13H14945
	Order No.	A2S151C-J
	Asset:	HP-2-04
	Location:	204
	Manufacturer:	Trane
	Model no.:	GEHE00671D01A0RLD010000
	Serial No.	W13H14934
	Order No.	A2S151C-F
	Asset:	HP-2-05

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	Location:	208
	Manufacturer:	Trane
	Model no.:	GEHE00671D01A0BLD010000
	Serial No.	W13H14929
	Order No.	A2S151C-E
	Asset:	HP-2-06
	Location:	209
	Manufacturer:	Trane
	Model no.:	
	Serial No.	
	Order No.	
	Asset:	HP-2-07
	Location:	210
	Manufacturer:	Trane
	Model no.:	GEHE00971D01A0BLD010000
	Serial No.	W13H14921
	Order No.	A2S151C-A
	Asset:	HP-2-08
	Location:	212
	Manufacturer:	Trane
	Model no.:	GEHE00971D01A0BRD010000
	Serial No.	W13H14952
	Order No.	A2S151C-L
	Asset:	HP-2-09
	Location:	218

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Manufacturer:

Model no.:

Serial No.

Order No.

Trane

GEHE0271D01A0BRD010000

W13H15018

Asset:

Location:

HP-2-10

hall 229

Manufacturer:

Model no.:

Serial No.

Order No.

Trane

GEHE01571D01A0BRD010000

W13H15022

A2S151C-Q

Asset:

Location:

HP-2-11

221

Manufacturer:

Model no.:

Serial No.

Order No.

Trane

GEHE00971D01A0RLD010000

W13H14946

A2S151C-J

Asset:

Location:

HP-2-12

223

Manufacturer:

Model no.:

Serial No.

Order No.

Trane

EXHF04241A03A0LLd010000

W13H13870

A2S145A-E

Asset:

Location:

HP-2-13

224

Manufacturer:

Trane

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Model no.:	GEHE00671D01A0BLD010000
Serial No.	W13H14925
Order No.	A2S151C-E
Asset:	HP-2-14
Location:	225
Manufacturer:	Trane
Model no.:	GEHE00671D01A0BRD010000
Serial No.	W13H14942
Order No.	A2S151C-H
Asset:	HP-2-15
Location:	226
Manufacturer:	Trane
Model no.:	GEHE00671D01A0BRD010000
Serial No.	W13H14943
Order No.	A2S151C-H
Asset:	HP-2-16
Location:	234
Manufacturer:	Trane
Model no.:	EXHF02471A03A0BLD010000
Serial No.	W13H13865
Order No.	A2S145A-A
Asset:	HP-2-17
Location:	234
Manufacturer:	Trane
Model no.:	EXHF03071A03A0BLD010000

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Heat pumps Lower level	Serial No.	W13H13876
	Order No.	A2S145A-L
	Asset:	HP-2-18
	Location:	234
	Manufacturer:	Trane
	Model no.:	EXHF06041A03A0BLD010000
	Serial No.	W13H13871
	Order No.	A2S145A-F
	Asset:	HP-2-19
	Location:	Hall 205
Action Service	Manufacturer:	Trane
	Model no.:	GEHE00671D01A0BLD010000
	Serial No.	W13H14927
	Order No.	A2S151C-E
	Asset:	HP-2-20
	Location:	Hall 205
	Manufacturer:	Trane
	Model no.:	EXHF06041A03A0BLD010000
	Serial No.	W13H14928
	Order No.	A2S151C-E
Period 6 Months: Spring and Fall		
Procedures		
1	Check filters and replace as needed	
2	Inspect and lubricate all shaft bearings as needed	
3	Check damper operation and condition. Replace damper sealsas needed. Lubricate linkages as needed	
4	Check all electrical connections and tighten as needed	
5	Romove dust from blower wheels and all debris from inlet/outlet screens	

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- 6

Check all control valves for proper operation
- 7

Inspect and clean all coils (eveaporator,HW,CHW). Brush and compressed air
- 8

Check and clean condensate pans and drains
- 9

Check motors and compressors fotproper voltage and amperage operation
- 10

Check and operate all sub-equipment for proper operation

Major Components

Manufacturer:	Asset:	HP-B-01
	Location:	B-1
		Trane
	Model no.:	GEHE00971D01A0BRD01000
	Serial No.	W13H14951
Manufacturer:	Order No.	A2S151C-LC
	Asset:	HP-B-02
	Location:	B-2
		Trane
	Model no.:	GEHE00671D01A0LRD010000
Manufacturer:	Serial No.	W13H14937
	Order No.	A2S151C-G
	Asset:	HP-B-03
	Location:	B-5
		Trane
Manufacturer:	Model no.:	GEHE00971D01A0BRD010000
	Serial No.	W13h14953
	Order No.	A2S151C-L

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	Asset:	HP-B-04
	Location:	B-9
	Manufacturer:	Trane
	Model no.:	GEHE00971D1A0LRD010000
	Serial No.	W13H14947
	Order No.	A2S151C-K
	Asset:	HP-B-05
	Location:	Front Elev.
	Manufacturer:	Trane
	Model no.:	GEHE00671D01A0LRD010000
	Serial No.	W13H14930
	Order No.	A2S151C-E
	Asset:	HP-B-06
	Location:	B-13
	Manufacturer:	Trane
	Model no.:	GEHE00671D01A0BLD010000
	Serial No.	W13H14926
	Order No.	A2S151C-E
	Asset:	HP-B-07
	Location:	B-22
	Manufacturer:	Trane
	Model no.:	GEHE01271D01A0BRD010000
	Serial No.	W13H15020
	Order No.	A2S151C
	Asset:	HP-B-08

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Location:

B-23

Manufacturer:

Trane

Model no.:

GEHE00671D01A0BRD010000

Serial No.

W13H14944

Order No.

A2S151C-H

Asset:

HP-B-09

Location:

B-25

Manufacturer:

Trane

Model no.:

EXHF03011A23A0BLD010000

Serial No.

W13H13867

Order No.

A2S145A-C

Asset:

HP-B-10

Location:

B-26

Manufacturer:

Trane

Model no.:

GEHE00671D01A0LLD010000

Serial No.

W13H14924

Order No.

A2S151C-D

Asset:

HP-B-11

Location:

B-33

Manufacturer:

Trane

Model no.:

EXHF01871A0BRD010000

Serial No.

W13H13872

Order No.

A2S145A-H

Asset:

HP-B-12

Location:

B-11

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Manufacturer:		Trane	
Model no.:		GEHE00671D01A0BLD010000	
Serial No.		W13H14928	
Order No.		A2S151C-E	
Geothermal water & water Heat Pumps			
Action	Service		
Period	6 Months: Spring and Fall		
Procedures			
1		Check all electrical connections and tighten as needed	
2		Check all control valves for proper operation	
3		Check motors and compressors for proper voltage and amperage operation	
4		Check and operate all sub-equipment for proper operation	
5		Check pressures (Refrigerant)	
Major Components			
Asset:		GHP-01	
Location:		140	
Type:		Water & water heat pump	
Manufacturer:		Trane	
Model no.:		EXWE240	
Asset		GHP-02	
Location:		140	
Type:		Water & water heat pump	

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Manufacturer:		Trane	
Model no.:		EXWE240	
Asset		GHP-03	
Location:		140	
Type:		Water &water heat pump	
Manufacturer:		Trane	
Model no.:		EXWE240	
Asset		GHP-04	
Location:		140	
Type:		Water & water heat pump	
Manufacturer:		Trane	
Model no.:		EXWE240	
Exhaust Fans			
Action	Service		
Period	Yearly		
Procedures			
1	Check fan for proper alignment		
2	Inspect and lubricate all shaft bearings as needed		
3	Inspect belt tension and condition		
4	Check that sheaves are properly aligned so that belts run straight		
5	Check internal cooling fan on VFD. Clean air vents on VFD cabinet as needed		
6	Check damper operation		
7	Check all electrical connections and tighten as needed		

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		8	Remove dust from blower wheels and all debris from inlet/outlet screens
Major Components			
	Asset:	EF-01	
	Location:	Roof over MZ-101	
	Manufacturer:	Greenheck	
	Model no.:	Cube-180-20-6	
	Serial No.	13509079 1312	
	Asset:	FE-02	
	Location:	Roof over MZ-101	
	Manufacturer:	Greenheck	
	Model no.:	Cube-161hp-10-6	
	Serial No.	13509080	
	Asset:	EF-03	
	Location:	B-12	
	Manufacturer:	Not the same as O-Ms in Maintenance bay	
	Model no.:		
	Serial No.		
	Asset:	EF-06	
	Location:	B-35	
	Manufacturer:	Greenheck	
	Model no.:	SP-A250-QD	
	Serial no.	13508586	
	Asset:	EF-07	
	Location:		
	Manufacturer:		
	Model no.:		
	Serial No.		

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		Location:	111
Manufacturer:			Greenheck
Model no.:			6-095-D
		Serial No.	13509081
		Asset:	EF-08
		Location:	112A
Manufacturer:			Greenheck
Model no.:			SQ-100-A
		Serial no.	13509505
		Asset:	EF-09
		Location:	227
Manufacturer:			Greenheck
Model no.:			SP-B90-QD
		Serial no.	43653715-0044

Stulz Dehumidifiers/Vaults

Action	Service
--------	---------

Period	Yearly
	DE Filters

Procedures

- | | |
|---|--|
| 1 | Check and clean or replace filter |
| 2 | Check the rotor drive belt for signs of abnormal wear |
| 3 | Check each blower mounting and inspect wheel for loose fasteners |
| 4 | Lubricate motor bearings if necessary |

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Major Components			
		Asset:	DH-01
		Location:	B-36
		Type:	Desicant Dehumidifiers
		Manufacturer:	Stulz
		Model no.:	DEZ-300-40-e
		Asset:	DH-02
		Location:	147
		Type:	Desicant Dehumidifers
		Manufacturer:	Stulz
		Model no.:	DEZ-300-40-E
Rain Water Pumps			
Action	Repar as necessary		
Period			
Procedures			
Major Components			
		Asset:	BP-01
		Location:	B-19
		Type Suction:	
		Manufacturer:	Goulds
		Cat. No.	5SV6TA30

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	Asset:	BP-02
	Location:	B-19
	Type Suction:	
	Manufacturer:	Goulds
	Cat. No.	10SV4TB30
	Asset:	BP-03
	Location:	B-19
	Type Suction:	
	Manufacturer:	Goulds
	Cat. No.	10SV4TB30
	Asset:	RWP-04
	Location:	Exterior UG Tank
	Type Suction:	Mult Stage
	Manufacturer:	Goulds
	Type:	26SEO511
	HP	2-Jan
	RPM	3450
	Volts	115
	Asset:	RP-03
	Location:	B-19
	Type Suction:	In-Line
	Manufacturer:	Grundfos

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Type	UPS43-100SF
P/N	95906638
PC	PI-350

Sewage Pumps

Action Repar as nedded

Period

Procedures

Major Components

Asset:	Duplex Submersible Pumps
Location:	Septic holding tank
Type:	Impeller
Manufacturer:	Myers
Model no.:	MWH50D-03
HP	0.5
Voltage	3-200V.60 Hz

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RTI O & M Equipment and Tasking List			
DDC- HVAC Control Program Inspection		RTI	Contractor
Period: Yearly during boiler service			
Action: Inspection			
Procedures:			
Annual review of DDC control program to resolve issues			
Reprogram any faults			
Verify control program is running the equipment properly(funtion test).			
Major Components:			
Asset : Direct Digital Control Program			
Location : Augusta			
Boiler Service (4 Total) NOTE: Natural Gas Condensing		RTI	Contractor
Period: Yearly			
Action: Service/ Cleaning			
Procedures:			
Inspect refractory	NG Units added tasks		
Inspect breaching	Inspect/clean pilot/ignition system		
Check firing rate control	Check/adjust gas pressure		
Replace burner nozzle	Inspect/clean burner tubes		
Replace fuel oil filter			
Check high limit safety control	All Units: Conduct and record pre-service		
Check operating control	Efficiency test. Conduct and record after		
Check fuel valve interlock switch	service test. Annual requirement		
Check purge switch			

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- Remove & clean oil drawer assembly
- Check blower motor and blower wheel, clean as needed
- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals
- Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1W		Asset : Boiler B-1N	
Location :	West Billet Mechanical Rm	Location :	North Billet Mechanical Rm
Manufacturer :	Lochinvar	Manufacturer :	Lochinvar
Model No. :	KBN151	Model No. :	KBN151
No. of Sections :	NA	No. of Sections :	NA
Material :	Stainless Steel	Material :	Stainless Steel
Gross Output (MBH) :	150	Gross Output (MBH) :	150
Burner :	Lochinvar	Burner :	Lochinvar

Asset : Boiler B-1E		Asset : Boiler B-1M	
Location :	East Billet Mechanical Rm.	Location :	Main Boiler Room
Manufacturer :	Lochinvar	Manufacturer :	Lochinvar
Model No. :	KBN151	Model No. :	KBN400
No. of Sections :	NA	No. of Sections :	NA
Material :	Stainless Steel	Material :	Stainless Steel
Gross Output (MBH) :	150	Gross Output (MBH) :	399
Burner :	Lochinvar	Burner :	Lochinvar

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Circulating Pumps Listing @ 18 Total

RTI

Contractor

Period: 6 Month Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset : Pump GSP-1

Asset : Pump GSP-2

Location : Main Boiler Room

Location : Main Boiler Room

Type : End Suction

Type : End Suction

Model No. : F 13011

Model No : F 13011

Capacity (GPM) :

Capacity (GPM) :

Manufacturer : Taco

Manufacturer : Taco

Feet Head :

Feet Head :

Asset : Pump CHWP-1

Asset : Pump CHWP-2

Location : Main Boiler Room

Location : Main Boiler Room

Type : End Suction

Type : End Suction

Model No. : 1200

Model No : 1200

Capacity (GPM) :

Capacity (GPM) :

Manufacturer : Taco

Manufacturer : Taco

Feet Head :

Feet Head :

Asset : Pump HWP1W

Asset : Pump HWP2W

Location : West Billet Mechanical

Location : West Billet Mechanical

Type : End Suction

Type : End Suction

Model No. : 2400-20

Model No. : 2400-20

Capacity (GPM) :

Capacity (GPM) :

Manufacturer : Taco

Manufacturer : Taco

Feet Head :

Feet Head :

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Asset : Pump HCWP1W

Location : West Billet Mechanical

Type : End Suction

Model No : KV2007

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

Asset : Pump HCWP2W

Location : West Billet Mechanical

Type : End Suction

Model No. : KV2007

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

Asset : Pump HWP1N

Location : North Billet Mechanical

Type : End Suction

Model No : 2400-20

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

Asset : Pump HWP2N

Location : North Billet Mechanical

Type :

Model No : 2400-20

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

Asset : Pump HCWP1N

Location : North Billet Mechanical

Type : End Suction

Model No : KV2007

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

Asset : Pump HCWP2N

Location : North Billet Mechanical

Type : End Suctiuon

Model No. : KV2007

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

Asset : Pump GSP-1E

Location : East Billet Mechanical

Type : End Suction

Asset : Pump GSP-2E

Location : East Billet Mechanical

Type : End Suction

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Model No

:

F1209

Capacity (GPM)

:

Manufacturer

:

Taco

Feet Head

:

Model No.

:

F1209

Capacity (GPM)

:

Manufacturer

:

Taco

Feet Head

:

Asset :

Pump HWP1E

Location :

East Billet Mechanical

Asset :

Pump HWP2E

Location :

East Billet Mechanical

Type

:

End Suction

Model No

:

2400-20

Capacity (GPM)

:

Manufacturer

:

Taco

Feet Head

:

Type

:

End Suction

Model No.

:

2400-20

Capacity (GPM)

:

Manufacturer

:

Taco

Feet Head

:

Asset :

Pump HCWP1E

Location :

East Billet Mechanical

Asset :

Pump HCWP2E

Location :

East Billet Mechanical

Type

:

End Suction

Model No

:

KV2007

Capacity (GPM)

:

Manufacturer

:

Taco

Feet Head

:

Type

:

End Suction

Model No

:

KV2007

Capacity (GPM)

:

Manufacturer

:

Taco

Feet Head

:

AHU-RTU-MUA-AC Split Unit-ERU Service, 23 Total

RTI

Contractor

Period: Yearly

Action: Service

Procedures:

- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) repair/ replace if damaged.
- Inspect belts and sheaves, replace if worn. Align as needed.

- Inspect/clean condenser coils. Inspect clean condensate drip pans.
- Lubricate fan bearings/ lubricate adjust louvre linkages
- Replace air filters

Major Components:

Asset : AHU 01	Asset AHU 02
Location : Room 143	Location Room 118
Manufacturer Trane	Manufacturer Trane
Model MCCB035U	Model MCCB025U
CFM :	CFM
Asset : AHU 03	Asset : AHU 04
Location : Room 111	Location : Room 123
Manufacturer Water Furnace	Manufacturer Water Furnace
Model NLV160TR40	Model NLV160TR40
CFM :	CFM :
Asset : HV-1	Asset : DH-1
Location : Room 105	Location : Room 108/Vault
Manufacturer Trane	Manufacturer Ultra Air
Model	Model
CFM	CFM :
Asset : CRU-1	Asset : CRU-2
Location : Room 142	Location : Room 112
Manufacturer Data-Aire	Manufacturer Data-Aire
Model DAMA0112P	Model DAMA0112P
CFM	CFM :

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Asset : CRU-3	Asset : ERU-1
Location : Room 106	Location : Room 159
Manufacturer Data-Aire	Manufacturer Renew Aire
Model DAMA0112P	Model HE3X1N
CFM :	CFM :
Asset : ERU-2	Asset : ERU-1W
Location : Room 111	Location : West Billet Attic
Manufacturer Renew Aire	Manufacturer Renew Aire
Model HE3X1N	Model HE3X1N
CFM :	CFM :
Asset : ERU-1E	Asset : ERU-1N
Location : East Billet Attic	Location : North Billet Attic
Manufacturer Renew Aire	Manufacturer Renew Aire
Model HEXINH	Model HEXINH
CFM :	CFM :
Asset : ERU-1D	Asset : FCV-1D
Location : Dining Hall Mechanical	Location : Dining Hall Electric Room
Manufacturer Renew Aire	Manufacturer Environ Aire
Model HEXINH	Model KWCA09A0
CFM	CFM :
Asset : RTU-1D	Asset : RTU-2D
Location : Dining Area Roof	Location : Dining Area Roof
Manufacturer Lennox	Manufacturer Lennox
Model LGH060S4	Model LGH092H4

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BTUH 84000

BTUH 192000

Asset : RTU-3D

Asset : RUA-1D

Location : Dining Area Roof

Location : Dining Area Roof

Manufacturer Lennox

Manufacturer Captive Aire

Model LGH092H4

Model A1-B1-150-G10

BTUH 192000

BTUH 124500

NOTE : These units (RTU's 1D,2D,3D and RUA-1D) are natural gas heating units.

They will require servicing at the same tasking as the NG boilers listing.

Asset : EST AC1

Asset : EST AC2

Location : EST Building

Location : EST Building

Manufacturer York

Manufacturer York

Model YCJD60S4

Model YCJD60S4

CFM

CFM :

Asset : EST AC3

Location : EST Building

Manufacturer Daikin

Model FTXN12K

CFM

Unit Heaters/Gas Fired 4 Total

Action: Yearly Service

Procedures Inspect and clean as necessary.

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

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Check blower motor and blower wheel, clean as needed

Check combustion air for proper settings and efficiency

Check and/or replace boiler condensate drain neutralization units.

Check and replace air filters.

Major Components:

Asset :	UH-1D	Asset :	UH-13N
Location :	Dining Room Mechanical	Location :	North Billet Mechanical Rm
Manufacturer	Reznor	Manufacturer	Reznor
Model No.	UDAS30	Model No.	:

Asset :	EST UH-1	Asset :	EST UH-2
Location :	EST Building	Location :	EST Building
Manufacturer	Trane	Manufacturer	Trane
Model No.	TW8T120C	Model No.	TW8T120C

Heat Pumps 105 Total Units

Action: yearly

- Procedures
- Check refrigerant pressures, if low - follow proper procedures for recharging
 - Check all motor and compressor voltages and amperages
 - Inspect condenser fan(s) repair/ replace if damaged.
 - Inspect belts and sheaves, replace if worn. Align as needed.
 - Inspect/clean condenser coils. Inspect clean condensate drip pans.
 - Lubricate fan bearings/ lubricate adjust louvre linkages
 - Replace air filters
 - Check and verify reversing valves work and don't stick.

Major Components:

Asset	East Billet Heat Pumps
Location	East Billet Rooms, 34 total units of this model.

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Manufacturer McQuay

Model WCCW4007

Size(BTUH) H8952/C9299

CFM 300

Asset West Billet Heat Pumps

Location West Billet Rooms, 30 total units of this model.

Manufacturer McQuay

Model WCCW4007

Size(BTUH) H8952/C9299

CFM 300

Asset North Billet Heat Pumps

Location North Billet Rooms, 25 total units of this model.

Manufacturer McQuay

Model WCCW5012

Size(BTUH) H12784/C13104

CFM 400

Asset North Billet Heat Pumps

Location North Billet Halls and Laundry Rms, 6 total units of this model.

Manufacturer McQuay

Model WCCW4007

Size(BTUH) H8952/C9299

CFM 300

Asset HP-13E & HP-14W

Location 13E in Room E111, 14W in Room W127 Hall

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Manufacturer McQuay
Model WCCW4024
Size(BTUH) H23461/C26419
CFM 800

Asset HP-37E
Location East Connector
Manufacturer McQuay
Model WCCW4019
Size(BTUH) H18910/C20587
CFM 630

Asset HP-38E
Location East Connector
Manufacturer McQuay
Model WCCW4019
Size(BTUH) H18910/C20587
CFM 630

Asset HP-1D
Location Dining Hall Ceiling
Manufacturer McQuay
Model WCCW4019
Size(BTUH) H18910/C20587
CFM 630

Asset HP-2D
Location Dining Hall Ceiling
Manufacturer McQuay
Model WCCW4019
Size(BTUH) H18910/C20587
CFM 630

Asset HP-31N
Location N200 Attic
Manufacturer McQuay
Model WCCW4019
Size(BTUH) H18910/C20587
CFM 630

Asset HP-32N
Location N227 Ceiling
Manufacturer McQuay
Model WCCW4019
Size(BTUH) H18910/C20587
CFM 630

Asset HP-1
Location Main Boiler Rm, Rm 113
Manufacturer Water Furnace

Asset HP-2
Location Main Boiler Rm, Rm 113
Manufacturer Water Furnace

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Model NXW540R4

Size(BTUH)

Model NXW540R4

Size(BTUH) :

HV- VAV Boxes Listing

Action: List

Major Components:

Asset : VAV 1

Location : Room 144

Manufacturer: Titus

Model No: DESV 10

Size: 14 X 12.5, 16.7 MBH Coil

Asset : VAV 2

Location : Room 132

Manufacturer: Titus

Model No: DESV 12

Size: 16 X 15, 23.8 MBH Coil

Asset : VAV 3

Location : Room 134

Manufacturer: Titus

Model No: DESV 06

Size: 12 X 8, 7.3 MBH Coil

Asset : VAV 4

Location : Room 144

Manufacturer: Titus

Model No: DESV 12

Size: 16 X 15, 24.2 MBH Coil

Asset : VAV 5

Location : Room 135

Manufacturer: Titus

Model No: DESV 08

Size: 12 X 10, 12.3 MBH Coil

Asset : VAV 6

Location : Room139/Hall

Manufacturer: Titus

Model No: DESV 08

Size: 12 X 10, 9.6 MBH Coil

Asset : VAV 7

Location : Room 144

Manufacturer: Titus

Model No: DESV 14

Asset : VAV 8

Location : Room 140

Manufacturer: Titus

Model No: DESV 08

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Size: 20 X 17.5, 48.8 MBH Coil

Size: 12 X 10, 11.2 MBH Coil

Asset : VAV 9
Location : Room 144
Manufacturer: Titus
Model No: DESV 14
Size: 20 X 17.5, 48 MBH Coil

Asset : VAV 10
Location : Room 146
Manufacturer: Titus
Model No: DESV 10
Size: 14 X 12.5, 18.1 MBH Coil

Asset : VAV 11
Location : Room 141
Manufacturer: Titus
Model No: DESV 06
Size: 12 X 8, 7 MBH Coil

Asset : VAV 12
Location : Room 129
Manufacturer: Titus
Model No: DESV 08
Size: 12 X 10, 12 MBH Coil

Asset : VAV 13
Location : Room 128B
Manufacturer: Titus
Model No: DESV 10
Size: 14 X 12.5, 19.5 MBH Coil

Asset : VAV 14
Location : Room 132
Manufacturer: Titus
Model No: DESV 10
Size: 14 X 12.5, 18.4 MBH Coil

Asset : VAV 15
Location : Room 130
Manufacturer: Titus
Model No: DESV 10
Size: 14 X 12.5, 15.8 MBH Coil

Asset : VAV 16
Location : Room 128C
Manufacturer: Titus
Model No: DESV 10
Size: 14 X 12.5, 19.8 MBH Coil

Asset : VAV 17
Location : Room 131

Asset : VAV 18
Location : Room 128A

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Manufacturer: Titus	Manufacturer: Titus
Model No: DESV 10	Model No: DESV 14
Size: 14 X 12.5, 14.4 MBH Coil	Size: 20 X 17.5, 44.1 MBH Coil

Asset : VAV 19	Asset : VAV 20
Location : Room 125	Location : Room 107
Manufacturer: Titus	Manufacturer: Titus
Model No: DESV 10	Model No: DESV 12
Size: 14 X 12.5, 18.1 MBH Coil	Size: 16 X 15, 30.8 MBH Coil

Asset : VAV 21	Asset : VAV 22
Location : Room 107	Location : Room 107
Manufacturer: Titus	Manufacturer: Titus
Model No: DESV 16	Model No: DESV 16
Size: 24 X 18, 62.8 MBH Coil	Size: 24 X 18, 62.8 MBH Coil

Asset : VAV 23	Asset : VAV 24
Location : Room 107	Location : Room 108 Front
Manufacturer: Titus	Manufacturer: Titus
Model No: DESV 10	Model No: DESV 14
Size: 14 X 12.5, 32.6 MBH Coil	Size: 20 X 17.5, 42.8 MBH Coil

Asset : VAV 25	Asset : VAV 26
Location : Room 110	Location : Room 147
Manufacturer: Titus	Manufacturer: Titus
Model No: DESV 14	Model No: DESV 08
Size: 20 X 17.5, 45.3 MBH Coil	Size: 12 X 10, 11.4 MBH Coil

Water Heaters/Gas Fired, 4 Total

Action: Yearly Service

Procedures Inspect and clean as necessary.

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

Check blower motor and blower wheel, clean as needed

Check combustion air for proper settings and efficiency

Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : WH-1E

Asset : WH-1N

Location : East Billet Mechanical

Location : North Billet Mechanical Rm

Manufacturer Lochinvar

Manufacturer Lochinvar

Model No. TNR150

Model No. TNR150

Capacity 100 Gallon/ Gas Fired

Capacity 100 Gallon/ Gas Fired

Asset : WH-1W

Asset : WH-1D

Location : West Billet Mechanical

Location : Dining Hall Mechanical Rm

Manufacturer Lochinvar

Manufacturer Lochinvar

Model No. TNR150

Model No. TNR150

Capacity 100 Gallon/ Gas Fired

Capacity 100 Gallon/ Gas Fired

PW- Potable Water Booster Pumps

Action: List

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Major Components:

Asset : Walrus DW Booster Pumps

Location : Main Boiler Room

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

S/N 12707 S/N 12705

Asset : Walrus DW Booster Pumps

Location : East Billet Mechanical

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

Asset : Walrus DW Booster Pumps

Location : North Billet Mechanical Rm

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

S/N 12708 S/N 12706

Asset : Walrus DW Booster Pumps

Location : West Billet Mechanical

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

Asset : Walrus DW Booster Pumps

Location : Dining Hall Mechanical Room

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

S/N 12704

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during boiler service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly(funtion test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Service (2 Total) NOTE: Natural Gas Condensing

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breachingInspect/clean pilot/ignition system

Check firing rate controlCheck/adjust gas pressure

Replace burner nozzleInspect/clean burner tubes

Replace fuel oil filter

Check high limit safety controlAll Units: Conduct and record pre-service

Check operating controlEfficiency test. Conduct and record after

Check fuel valve interlock switchservice test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1Asset : Boiler B-2

Location : Boiler RoomLocation : Boiler Room

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Manufacturer	Lochinvar	Manufacturer	Lochinvar
Model No.	CHL0992	Model No.	CHL0992
No. of Sections	NA	No. of Sections	NA
Material	Stainless Steel	Material	Stainless Steel
Gross Output (MBH)	637.5	Gross Output (MBH)	638
Burner	Lochinvar	Burner	Lochinvar

Circulating Pumps Listing @ 7 Total

Period: Yearly/ Sept.,Oct. Fall Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset :	Pump P-1	Asset :	Pump P-2
Location :	Main Boiler Room	Location :	Main Boiler Room
Type	In-Line	Type	In-Line
Model No.	L28-1050	Model No	L28-1050
Capacity (GPM)	90	Capacity (GPM)	90
Manufacturer	Armstrong	Manufacturer	Armstrong
Feet Head	:	Feet Head	:

Asset :	Pump P-3	Asset :	Pump P-4
Location :	Main Boiler Room	Location :	Main Boiler Room
Type	In-Line	Type	In-Line
Model No.	Taco 007	Model No	80BF-6.25
Capacity (GPM) :		Capacity (GPM)	65
Manufacturer	Taco	Manufacturer	Bell and Gossett
Feet Head		Feet Head	:

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Asset : Pump P-5		Asset : Pump P-6	
Location :	Main Boiler Room	Location :	Main Boiler Room
Type	In-Line	Type	In-Line
Model No.	80BF-6.5	Model No.	80BF-6.25
Capacity (GPM)	65	Capacity (GPM)	71
Manufacturer	Bell and Gossett	Manufacturer	Bell and Gossett
Feet Head		Feet Head	:

Asset : Pump P-7	
Location :	Main Boiler Room
Type	In-Line
Model No	80BF-6.25
Capacity (GPM)	65
Manufacturer	Bell and Gossett
Feet Head	:

- AHU-RTU-MUA Service, 7 Total
- Period: Yearly
- Action: Service
- Procedures:
- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) repair/ replace if damaged.
- Inspect belts and sheaves, replace if worn. Align as needed.
- Inspect/clean condenser coils. Inspect clean condensate drip pans.
- Lubricate fan bearings/ lubricate adjust louvre linkages
- Check all control valves for proper operation
- Replace air filters
- Major Components:

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Asset : RTU #1

Location : Roof

Manufacturer Trane

Model THC060E3

BTUH

Asset RTU #2

Location Roof

Manufacturer Trane

Model THC048E3

BTUH

Asset : RTU #3

Location : Roof

Manufacturer Trane

Model THC048E3

BTUH

Asset : RTU #4

Location : Roof

Manufacturer Trane

Model THC036E3

BTUH

Asset : RTU #5

Location : Roof

Manufacturer Trane

Model THC036E3

BTUH

Asset : RTU #6

Location : Roof

Manufacturer Trane

Model TCD240E3

BTUH :

Asset : MUA1 Propane Heater

Location : Roof

Manufacturer Captivaire

Model A1-1.200-G10

BTUH 200,000 Propane

Clean/inspect Propane burner, clean inspect pilot/ignition

Clean/inspect firing chamber

Check/adjust gas pressure

Water Heater/Indirect Fired

Action: List

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Procedures Equipment to be covered for repairs in the event of failure.

Major Components:

Asset : WH-1

Location : Main Boiler Room

Manufacturer Superstor

Model No. :

Capacity : 80 Gallon

BTUH :

Brewer Armory O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during boiler service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly (function test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Service (2 Total) NOTE: Natural Gas Condensing

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching Inspect/clean pilot/ignition system

Check firing rate control Check/adjust gas pressure

Replace burner nozzle Inspect/clean burner tubes

Replace fuel oil filter

Check high limit safety control All Units: Conduct and record pre-service

Check operating control Efficiency test. Conduct and record after

Check fuel valve interlock switch service test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1

Asset : Boiler B-2

Location : Boiler Room

Location : Boiler Room

Manufacturer Lochinvar

Manufacturer Lochinvar

Model No. CHL0992

Model No. CHL0992

No. of Sections NA

No. of Sections NA

Material Stainless Steel

Material Stainless Steel

Gross Output (MBH) 637.5

Gross Output (MBH) 638

Burner Lochinvar

Burner Lochinvar

Circulating Pumps Listing @ 7 Total

Period: Yearly/ Sept.,Oct. Fall Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset : Pump P-1

Asset : Pump P-2

Location : Main Boiler Room

Location : Main Boiler Room

Type In-Line

Type In-Line

Model No. L28-1050

Model No L28-1050

Capacity (GPM) 90

Capacity (GPM) 90

Manufacturer Armstrong

Manufacturer Armstrong

Feet Head :

Feet Head :

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Asset : Pump P-3

Location : Main Boiler Room

Type In-Line

Model No. Taco 007

Capacity (GPM) :

Manufacturer Taco

Feet Head

Asset : Pump P-4

Location : Main Boiler Room

Type In-Line

Model No 80BF-6.25

Capacity (GPM) 65

Manufacturer Bell and Gossett

Feet Head :

Asset : Pump P-5

Location : Main Boiler Room

Type In-Line

Model No. 80BF-6.5

Capacity (GPM) 65

Manufacturer Bell and Gossett

Feet Head

Asset : Pump P-6

Location : Main Boiler Room

Type In-Line

Model No. 80BF-6.25

Capacity (GPM) 71

Manufacturer Bell and Gossett

Feet Head :

Asset : Pump P-7

Location : Main Boiler Room

Type In-Line

Model No 80BF-6.25

Capacity (GPM) 65

Manufacturer Bell and Gossett

Feet Head :

AHU-RTU-MUA Service, 7 Total

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Check all control valves for proper operation

Replace air filters

Major Components:

Asset : RTU #1

Asset RTU #2

Location : Roof

Location Roof

Manufacturer Trane

Manufacturer Trane

Model THC060E3

Model THC048E3

BTUH

BTUH

Asset : RTU #3

Asset : RTU #4

Location : Roof

Location : Roof

Manufacturer Trane

Manufacturer Trane

Model THC048E3

Model THC036E3

BTUH

BTUH

Asset : RTU #5

Asset : RTU #6

Location : Roof

Location : Roof

Manufacturer Trane

Manufacturer Trane

Model THC036E3

Model TCD240E3

BTUH

BTUH :

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Asset : MUA1 Propane Heater

Location : Roof

Manufacturer Captivaire

Model A1-1.200-G10

BTUH 200,000 Propane

Clean/inspect Propane burner, clean inspect pilot/ignition

Clean/inspect firing chamber

Check/adjust gas pressure

Water Heater/Indirect Fired

Action: List

Procedures Equipment to be covered for repairs in the event of failure.

Major Components:

Asset : WH-1

Location : Main Boiler Room

Manufacturer Superstor

Model No. :

Capacity : 80 Gallon

BTUH :

BLDG# 260 O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during boiler service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly(funtion test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Service (2 Total) NOTE: Natural Gas Condensing

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breachingInspect/clean pilot/ignition system

Check firing rate controlCheck/adjust gas pressure

Replace burner nozzleInspect/clean burner tubes

Replace fuel oil filter

Check high limit safety controlAll Units: Conduct and record pre-service

Check operating controlEfficiency test. Conduct and record after

Check fuel valve interlock switchservice test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1		Asset : Boiler B-2	
Location :	Boiler Room	Location :	Boiler Room
Manufacturer	Lochinvar	Manufacturer	Lochinvar
Model No.	CHL0992	Model No.	CHL0992
No. of Sections	NA	No. of Sections	NA
Material	Stainless Steel	Material	Stainless Steel
Gross Output (MBH)	637.5	Gross Output (MBH)	638
Burner	Lochinvar	Burner	Lochinvar

Circulating Pumps Listing @ 7 Total

Period: Yearly/ Sept.,Oct. Fall Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset : Pump P-1		Asset : Pump P-2	
Location :	Main Boiler Room	Location :	Main Boiler Room
Type	In-Line	Type	In-Line
Model No.	L28-1050	Model No	L28-1050
Capacity (GPM)	90	Capacity (GPM)	90
Manufacturer	Armstrong	Manufacturer	Armstrong
Feet Head	:	Feet Head	:

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Asset : Pump P-3

Location : Main Boiler Room

Type In-Line

Model No. Taco 007

Capacity (GPM) :

Manufacturer Taco

Feet Head

Asset : Pump P-4

Location : Main Boiler Room

Type In-Line

Model No 80BF-6.25

Capacity (GPM) 65

Manufacturer Bell and Gossett

Feet Head :

Asset : Pump P-5

Location : Main Boiler Room

Type In-Line

Model No. 80BF-6.5

Capacity (GPM) 65

Manufacturer Bell and Gossett

Feet Head

Asset : Pump P-6

Location : Main Boiler Room

Type In-Line

Model No. 80BF-6.25

Capacity (GPM) 71

Manufacturer Bell and Gossett

Feet Head :

Asset : Pump P-7

Location : Main Boiler Room

Type In-Line

Model No 80BF-6.25

Capacity (GPM) 65

Manufacturer Bell and Gossett

Feet Head :

AHU-RTU-MUA Service, 7 Total

Period: Yearly

Action: Service

Procedures:

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Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Check all control valves for proper operation

Replace air filters

Major Components:

Asset : RTU #1	Asset RTU #2
Location : Roof	Location Roof
Manufacturer Trane	Manufacturer Trane
Model THC060E3	Model THC048E3
BTUH	BTUH

Asset : RTU #3	Asset : RTU #4
Location : Roof	Location : Roof
Manufacturer Trane	Manufacturer Trane
Model THC048E3	Model THC036E3
BTUH	BTUH

Asset : RTU #5	Asset : RTU #6
Location : Roof	Location : Roof
Manufacturer Trane	Manufacturer Trane
Model THC036E3	Model TCD240E3
BTUH	BTUH :

Asset : MUA1 Propane Heater

Location : Roof

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Manufacturer Captivaire

Model A1-1.200-G10

BTUH 200,000 Propane

Clean/inspect Propane burner, clean inspect pilot/ignition

Clean/inspect firing chamber

Check/adjust gas pressure

Water Heater/Indirect Fired

Action: List

Procedures Equipment to be covered for repairs in the event of failure.

Major Components:

Asset : WH-1

Location : Main Boiler Room

Manufacturer Superstor

Model No. :

Capacity : 80 Gallon

BTUH :

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BLDG # 250 O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Bldg 250

Period: Yearly during boiler service

DDC- HVAC Control Program Inspection

Action: Inspection

Period: Yearly during boiler service

Procedures:

Action: Inspection

Annual review of DDC control program to resolve issues

Procedures:

Reprogram any faults

Annual review of DDC control program to resolve issues

Verify control program is running the equipment properly(funtion test).

Reprogram any faults

Major Components:

Verify control program is running the equipment properly(funtion test).

Asset : Direct Digital Control Program

Location : Augusta

Boiler Service (2 Total) NOTE: Natural Gas Condensing

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

NG Units added tasks

Inspect breaching

Inspect/clean pilot/ignition system

Check firing rate control

Check/adjust gas pressure

Replace burner nozzle

Inspect/clean burner tubes

Replace fuel oil filter

Check high limit safety control

All Units: Conduct and record pre-service

Check operating control

Efficiency test. Conduct and record after

Check fuel valve interlock switch

service test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals
- Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1		Asset : Boiler B-2	
Location :	Boiler Room	Location :	Boiler Room
Manufacturer :	Lochinvar	Manufacturer :	Lochinvar
Model No. :	CHN751	Model No. :	CHN751
No. of Sections :	NA	No. of Sections :	NA
Material :	Stainless Steel	Material :	Stainless Steel
Gross Output (MBH) :	637.5	Gross Output (MBH) :	637.5
Burner :	Lochinvar	Burner :	Lochinvar

Circulating Pumps Listing @ 5 Total

- Period: Yearly/ Sept.,Oct. Fall Service
- Action: Clean/Inspect/Service
- Lubricate bearings
- Check couplings and bearings and shaft seals.

Major Components:

Asset : Pump P-1		Asset : Pump P-2	
Location :	Main Boiler Room	Location :	Main Boiler Room
Type :	In-Line	Type :	In-Line
Model No. :	LS-45-BF	Model No :	
Capacity (GPM) :		Capacity (GPM) :	
Manufacturer :	Armstrong	Manufacturer :	Taco
Feet Head :		Feet Head :	

Asset : Pump P-3

Asset : Pump P-4

Location : Main Boiler Room

Location : Main Boiler Room

Type : In-Line

Type : In-Line

Model No. : 80BFW-6.75

Model No :

Capacity (GPM) :

Capacity (GPM) :

Manufacturer : Bell and Gossett

Manufacturer : Taco

Feet Head :

Feet Head :

Asset : Pump P-5

Location : Main Boiler Room

Type : In-Line

Model No. : Series 06/04

Capacity (GPM) :

Manufacturer : Taco

Feet Head :

AHU-RTU-MUA Service, 4 Total

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Check all control valves for proper operation

Clean/service gas burners and pilot/ignition system

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Clean and inspect firing chambers and flue

Check/adjust gas pressure for proper operation.

Replace air filters

Major Components:

Asset : RTU #1, Natual Gas Heat

Asset : RTU #2, Natural Gas Heat

Location : Break Room

Location : Admin/Supply

Manufacturer : York

Manufacturer :

Model : DH078N10Q2

Model : DJ048N06

BTUH : 120,000

BTUH : 75,000

Asset : High Bay MUA, NG Heat

Asset : Low Bay MUA

Location : New Vehicle Maint. Area

Location : Old Vehicle Magint. Area

Manufacturer : Reznor

Manufacturer : Trane

Model : RDF2-80-3

Model : TSCB030UOF

BTUH : 950,000

: Heat Coil from Boilers

Water Heater/Natural Gas Fired

Bldg 250

Action: Yearly

Procedures :

Clean/inspect NG burner, clean inspect pilot/ignition

Clean/inspect firing chamber

Check combination temperatures and pressure relief valve to ensure no lime buildup has occurred

Lift valve several times until it works freely and seats without leaking

Check/adjust gas pressure

Test relief valve operation and seal

Check and verify proper sensor operation

Check on and around unit for leaks

Major Components:

Asset : WH-1

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Location : Main Boiler Room

Manufacturer : Bradford White

Model No. : EF100TF150

Capacity : 100 Gallon

BTUH : 150,000

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BLDG 3 251 O & M Equipment and Tasking List

Annual cleaning of warm air furnace

- Replace all filters pump screens and nozzle,
- Clean and adjust electrodes
- Perform cobustion efficiency test

Bldg # 255 O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during boiler service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly(funtion test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Service (2 Total) NOTE: Natural Gas Condensing

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

NG Units added tasks

Inspect breaching

Inspect/clean pilot/ignition system

Check firing rate control

Check/adjust gas pressure

Replace burner nozzle

Inspect/clean burner tubes

Replace fuel oil filter

Check high limit safety control

All Units: Conduct and record pre-service

Check operating control

Efficiency test. Conduct and record after

Check fuel valve interlock switch

service test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals
- Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1		Asset : Boiler B-2	
Location :	Boiler Room	Location :	Boiler Room
Manufacturer :	Lochinvar	Manufacturer :	Lochinvar
Model No. :	FTX400N	Model No. :	FTX400N
No. of Sections :	NA	No. of Sections :	NA
Material :	Stainless Steel	Material :	Stainless Steel
Gross Output (MBH) :	399	Gross Output (MBH) :	399
Burner :	Lochinvar	Burner :	Lochinvar

Circulating Pumps Listing @ 6 Total

- Period: Yearly/ Sept.,Oct. Fall Service
- Action: Clean/Inspect/Service
- Lubricate bearings
- Check couplings and bearings and shaft seals.

Major Components:

Asset : Pump BP-1		Asset : Pump BP-2	
Location :	Main Boiler Room	Location :	Main Boiler Room
Type :	In-Line	Type :	In-Line
Model No. :	XL 36-45	Model No :	XL 36-45
Capacity (GPM) :		Capacity (GPM) :	
Manufacturer :	Bell & Gossett VFD	Manufacturer :	Bell & Gossett VFD
Feet Head :		Feet Head :	

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Asset : Pump P-1

Asset : Pump P-2

Location : Main Boiler Room

Location : Main Boiler Room

Type : In-Line

Type : In-Line

Model No. : Series 04/04

Model No : Series 06/04

Capacity (GPM) :

Capacity (GPM) :

Manufacturer : Taco

Manufacturer : Taco

Feet Head :

Feet Head :

Asset : Pump P-3

Asset : Pump P-4

Location : Main Boiler Room

Location : Main Boiler Room

Type : In-Line

Type : In-Line

Model No. : Series 06/04

Model No. : 0013-F3

Capacity (GPM) :

Capacity (GPM) :

Manufacturer : Taco

Manufacturer : Taco

Feet Head :

Feet Head :

AHU-RTU Service, 4 Total

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset :	RTU #1	Asset :	RTU #2
Location :	Admin Offices	Location :	Break Room
Manufacturer :	Trane	Manufacturer :	Trane
Model :	THC092A3	Model :	THC092A3
CFM :		CFM :	

Asset :	RTU #3	Asset :	
Location :	Band Rooms	Location :	Class Rooms
Manufacturer :	Trane	Manufacturer :	Trane
Model :	THC092A3	Model :	TCD151C3
CFM :		CFM :	

Water Heater/Indirect Fired

Action: List

Procedures :

Major Components:

Asset :	WH-1
Location :	Room 116 Closet
Manufacturer :	Amtrol
Model No. :	Boilermate
Capacity :	100 Gallon

Skowhegan O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during Fall equipment service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly(funtion test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service GAS

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Inspect/clean pilot/ignition system

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

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- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals
- Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset :	Boiler B-1	Asset :	Boiler B-2
Location :	Boiler Room	Location :	Boiler Room
Manufacturer	lochivar	Manufacturer	lochivar
Model No.	KBN286	Model No.	KBN286
IBR GAL/HR		BTU/HR STEAM	
BTU/HR291 LB/HR		BTU/HR WATER 291 LB/HR	

Circulating Pumps Listing	RADIANT HEAT VAVLE
Period: Yearly/ Sept.,Oct. Fall Service	
Action: Clean/Inspect/Service	
Lubricate bearings	
Check couplings and bearings and shaft seals.	

Major Components:

Asset :	Pump 1 Radiant heat	Asset :	Pump 2 Radiant heat
Location :	Boiler Room north office	Location :	Boiler Room auto bay
Type	cartridge	Type	cartridge
Model No.	008-f6	Model No	008-f6
VOLTS	115 / .79 amps	VOLTS	115 / .79 amps
Manufacturer	Taco	Manufacturer	Taco

Asset :	Pump 3 Radiant heat	Asset :	Pump 4 Radiant heat
Location :	Boiler Room east office	Location :	Boiler Room south office

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Type cartridge

Model No. 008-f6

VOLTS 115 / .79 amps

Manufacturer Taco

Type cartridge

Model No 008-f6

Volts 115 / .79 amps

Manufacturer Taco

Asset : Pump 5

Location : Boiler Room locker rm

Type cartridge

Model No. 008-f6

VOLTS 115 / .79 amps

Manufacturer Taco

Asset : Pump 6 Boiler

Location : Boiler Room

Type Class F

Model No UPS 26-99FC

Volts 115/

Manufacturer Grundfos

Asset : Pump 7 Boiler

Location : Boiler Room

Type Class F

Model No. UPS 26-99FC

VOLTS 115/

Manufacturer GRUNDFOS

Asset : Pump 8 hot water

Location : Boiler Room

Type cartridge

Model No NBF-22

volts 115/

Manufacturer Bell Gossett

Asset : Pump 8 MAIN Radiant heat VAVLE

Location : Boiler Room

Type Auto

Model No NV24-MFT

volts 24DC

Manufacturer BELIMO

Hot Water heaters

Action: Yearly

Procedures :

- Lift valve several times until it works freely and seats without leaking
- Test relief valve operation and seal
- Check and verify proper sensor operation
- Check on and around unit for leaks

Major Components:

Asset :	Asset :
Location : BOILER RM	Location : BOILER RM
Manufacturer SUPER STONE ULTRA	Manufacturer SUPER STONE ULTRA
Model No. SSU-60DW	Model No. SSU-60DW
Capacity	Capacity

HV- Air Condition Service	Showhegan	Contractor
Period: 12 Month		
Action: Service		

Procedures:

- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan: alignment, vibrations, cracked blades, mounting brackets.

Major Components:

Asset :
Location : Roof
Manufacturer :Mitsubishi
Model PU12EK
AMPS 208/230 15 AMP

EXHAST FANS	Showhegan	Contractor
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Period:

Action:

Procedures: Inspect and clean as necessary.

 Check blower motor and blower wheel, clean as needed

Major Components:

Asset : EXHAST FANS 1	Asset : EXHAST FANS 2
Location : Roof	Location : Roof
Manufacturer CENTRI MASTER	Manufacturer CENTRI MASTER
Model PRN 110	Model PRN145

Asset : EXHAST FANS 3	Asset : EXHAST FANS 4
Location : Roof	Location : Roof
Manufacturer CENTRI MASTER	Manufacturer CENTRI MASTER
Model PRN 110	Model PRN 110

Asset : EXHAST FANS 5 bath rm	Asset : EXHAST FANS 6
Location : Roof	Location : Roof
Manufacturer CENTRI MASTER	Manufacturer CENTRI MASTER
Model PRN 110	Model

Asset : EXHAST FANS 7	Asset : EXHAST FANS KIT
Location : Roof Electrical rm	Location : Roof
Manufacturer CENTRI MASTER	Manufacturer CENTRI MASTER
Model PRN 110	Model PNV150RG

Asset : EXHAST FANS 8
Location : Roof
Manufacturer CENTRI MASTER

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Model PRN 110

FS- Backflow Preventer Tests

Showhegan Bldg Control Supv DFE Maintenance Contractor

Period: Yearly

Action: Test

Procedures:

Test 4 Ames DC 2000 Backflow Devices

Major Components:

Asset : Double Check Backflow #1

Location : BOILER Rm

Manufacturer WATTS

SER

Model No. 957QT

Size: 2 1/2

FS- Fire Pumps Diesel Engine Service

Showhegan Contractor

Period: Yearly

Action: Service

Procedures:

Flow test pump per NFPA guidelines

Check Fire Pump Relief Valve for proper operation and pressure

Major Components:

Asset : Fire pump

Location : boiler rm

Manufacturer ARMSTRONY

Model P/N AD17A

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Type DF1

HP 20

VOLTS 200/400 3PHASE

HV- VAV Boxes Listing

Showhegan

Contractor

Action: List

Equipment to be covered for repairs in the event of failure.

Major Components:

Asset: VAV 1

Asset : VAV 2

Location : rm128,136

Location : rm129

Manufacturer: :

Manufacturer: :

Model No: _____ :

Model No: _____ :

Size: :

Size: :

Asset: VAV 3

Asset : VAV 4

Location : hall

Location : rm 121122,,124,125

Manufacturer: :

Manufacturer: :

Model No: _____ :

Model No: _____ :

Size: :

Size: :

Asset: VAV 5

Asset : VAV 6

Location : Rm 118,119

Location : rm 117

Manufacturer: :

Manufacturer: :

Model No: _____ :

Model No: _____ :

Size: :

Size: 0

Asset: VAV 7

Asset : VAV 8

Location : rm 130,131,134

Location : Rm 113,114,115,11 kit

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Manufacturer: :	Manufacturer: :
Model No: :	Model No: :
Size: :	Size: :
Asset : VAV 9	Asset : VAV 10
Location : rm138,139, 140'142,143	Location : lobby
Manufacturer: :	Manufacturer: :
Model No: :	Model No: :
Size: :	Size: :

Roof top units natural gas	Showhegan	Contractor
Period: 12 Month		
Action: Service		

Procedures:

- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) for: alignment, vibrations, cracked blades, mounting brackets; replace if damaged.

Major Components:

Asset : RTU 01	Asset : RTU 02
Location : Roof drill hall	Location : Roof bath rm
Manufacturer TRANE	Manufacturer TRANE
Model YCD3000B4HAHB	Model :GFAA25PCM
BTU/Hr :400,000	BTU/Hr :250,000
Asset : RTU 03	
Location : Roof admin	
Manufacturer TRANE	
Model :YCD241C4LCCA	
BTU/Hr :400,000	

Waterville Armory O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of Building controls adjust progam and resolve issues.

Reprogram any faults

Boiler Annual Service

Period: Yearly

Action: Service

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Run Boilers on #2 fuel for at least 4 hrs minimum

Major Components:

Asset : Boiler -01

Location :

Manufacturer :Smith cast

Model No. :28A-S/W-12

Jacket length 96

BTU/HR :2636000

Circulating Pumps Listing

Action: Pump Listing

Equipment to be covered for repairs in the event of failure

Major Components:

Asset : Circulator Pump P-01

Location : BOILER RM

Type :

Model No. :185011

HP 1.5

Manufacturer :Bell gossett

Asset : Circulator Pump P-02

Location : BOILER RM

Type :CARTRIDGE

Model No :0012F4

HP :1/8

Manufacturer :TACO

Asset : Circulator Pump P-03

Location : BOILER RM

Type :CARTRIDGE

Model No. 007-F5

HP :1/25

Manufacturer :TACO

Asset : Circulator Pump P-04

Location : BOILER RM

Type :CARTRIDGE

Model No :0012F4

HP :1/8

Manufacturer :TACO

Asset : Circulator Pump P-05

Location : BOILER RM

Asset : Circulator Pump P-08

Location : BOILER RM

Type	:CARTRIDGE	Type	:CARTRIDGE
Model No.	007-F5	Model No.	:0012F4
HP	:1/25	HP	:1/8
Manufacturer	:TACO	Manufacturer	:TACO
Asset : Circulator Pump P-09		Asset : Circulator Pump P-10	
Location : BOILER RM		Location : BOILER RM	
Type	:CARTRIDGE	Type	:CARTRIDGE
Model No.	:0012F4	Model No.	:0012F4
HP	:1/8	HP	:1/8
Manufacturer	:TACO	Manufacturer	:TACO
Asset : Circulator Pump P-11		Asset : Circulator Pump P-12	
Location : BOILER RM		Location : BOILER RM	
Type	PERMAMENT SPILT	Type	PERMAMENT SPILT
Model No.	:0011-SF4	Model No.	:0011-SF4
HP	:1/8	HP	:1/8
Manufacturer	:TACO	Manufacturer	:TACO

Heat pumps Air Condition Service ROOF TOP UNIT

Period: 12 Month

Action: Service

Procedures: Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

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Replace air filters

Major Components:

Asset : RTU 01	Asset : HEAT PUMP
Location : roof	Location : OUTSIDE
Manufacturer :Mcquay	Manufacturer :DAYCON
Model : MPS006AYCM	Model RXS18LVTU
VOLTS :208/230	

Asset : AC	Asset : AC
Location : OUTSIDE	Location : OUTSIDE
Manufacturer aire-flo	Manufacturer aire-flo
Model :2AC13B30P-2B	Model :2AC13B30P-2B

HV- Unit Heaters Listing

Action: Listing

Major Components:

Asset : UH 01	Asset : UH 02
Location : garage	Location :
Model No. :HS24S01	Model No. 200
Manufacturer :MODINE	Manufacturer :BECON MORRIS

Asset : UH 03	Asset : UH 04
Location : DRILL HALL	Location : garage
Model No. :Large units	Model No. :HS24S01
Manufacturer :MODINE	Manufacturer :MODINE

Asset : UH 05	Asset : UH 06
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Location : DRILL HALL

Model No. :Large units

Manufacturer :MODINE

Asset : UH 07

Location : DRILL HALL

Model No. :Large units

Manufacturer :MODINE

Fin-Pipe Heater

Action: Listing

Major Components: FIN PIPE

Asset : Fin-Pipe Heater

Location : Admin

Length :210'

Asset :

Location : Drill hall

Length :260'

PW- Water Heater List NATURAL GAS and ELECTRIC

Action: Yearly Service

Inspect and clean as necessary.

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

Check blower motor and blower wheel, clean as needed

Check combustion air for proper settings and efficiency

Check and/or replace boiler condensate drain neutralization units.

Major Components:

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Asset : Water Heater

Manufacturer RINNAI

Model No. :REU-KB3237FFUD-US

Type: :NATURAL GAS

Asset : Water Heater

Manufacturer RINNAI

Model No. :REU-KB3237FFUD-US

Type: :NATURAL GAS

Manufacturer Vaughn

Model No. :s120

Capacity 120

Type: :Electric

Exhaust Fan 6

Action: Listing

Major Components:

Asset : Exhaust Fan 1

Location : Roof

Model No. JB 480

Manufacturer Domey

Asset : Exhaust Fan 2

Location : Roof

Model No. JB 480

Manufacturer Domey

Asset : Exhaust Fan 3

Location : Roof

Model No. AT35

Manufacturer Domey

Asset : Exhaust Fan 4

Location : Roof

Model No. AT35

Manufacturer Domey

Asset : Exhaust Fan 5

Location : Roof

Model No. AT35

Manufacturer Domey

Asset : Exhaust Fan 6

Location : Roof

Model No. AT35

Manufacturer Domey

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DAMPER MOTORS

Action: Listing

Major Components:

Asset :

Asset :

Location : BOILER RM

Location :

Model No. M9220-BAA-3

Model No. RH120

Manufacturer Johnson control

Manufacturer RUSKIN

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly during boiler service

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Verify control program is running the equipment properly(funtion test).

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

FS- Backflow Preventer Tests

Period: Yearly

Action: Test

Procedures:

Test 4 Ames DC 2000 Backflow Devices

Major Components:

Asset : Backflow

Location :

Manufacturer :Watts

Type: :

Model No. :909-M`1QTRP

Size: : Two inch

Max working pressure

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Max working water temp

Hydro test pressure

Boiler Service - Day tank

Period: Yearly

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : Boiler B-1W

Asset : Boiler B-1N

Location :

Location :

Manufacturer :Smith

Manufacturer :Smith

Model No. :19A-S/W-05-30

Model No. :19HE-03

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No. of Sections :
Material :CAST IRON
Gross Output (MBH) 500
Burner :

No. of Sections :
Material :CAST IRON
Max output :308000
Burner :

Asset : Boiler 1
Location : Garage
Manufacturer :Smith
Model No. 19HE-03
No. of Sections
Material
Max output
Burner :

Asset : Boiler 2
Location : Garage
Manufacturer :Smith
Model No. 19HE-03
No. of Sections
Material
Max output
Burner :

Asset : Day tank
Location : Boiler rm
Manufacturer :
Model No. PY5ULDW

Circulating Pumps Listing
Period: 6 Month Service
Action: Clean/Inspect/Service
Lubricate bearings
Check couplings and bearings and shaft seals.

Major Components:
Asset : Pump
Location : Garage boiler rm
Type :cariridge
Model No. :C4C17DC9J

Asset : Pump
Location : Garage boiler rm
Type :cariridge
Model No :C4C17DC9J

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Capacity (GPM) :	Capacity (GPM) :
Manufacturer :Taco	Manufacturer :Taco
Feet Head :	Feet Head :
Asset : Pump	Asset : Pump
Location : Garage boiler rm	Location : Garage boiler rm
Type :cariridge	Type :cariridge
Model No. :S55JXDYE-2681	Model No ::S55JXDYE-2681
Capacity (GPM) :	Capacity (GPM) :
Manufacturer ::Taco	Manufacturer ::Taco
Feet Head :	Feet Head :
Asset : Pump	Asset : Pump
Location : boiler rm	Location : boiler rm
Type :cariridge	Type :cariridge
Model No: S55CXJFM-4927	Model No S55CXJFM-4927
Capacity (GPM) :	Capacity (GPM) :
Manufacturer :Taco	Manufacturer :Taco
Feet Head :	Feet Head :
Asset : Pump	Asset : Pump
Location : boiler rm	Location : boiler rm
Type :cariridge	Type :cariridge
Model No S55CXJFM-4927	Model No S55CXJFM-4927
Capacity (GPM)	Capacity (GPM) :
Manufacturer ::Taco	Manufacturer ::Taco
Feet Head :	Feet Head :
Asset : Pump	

Location : boiler rm

Type :cariridge

Model No S55CXJFM-4927

Capacity (GPM) :

Manufacturer ::Taco

Feet Head :

AC-01 AC-02 ERV- EX FANS

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils. Inspect clean condensate drip pans.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset : AC-01	Asset : AC-02
Location : Garage	Location : Office
Manufacturer: Trane	Manufacturer: Trane
Model: LPCAD12D2CORDP0000003	Model: LPCAF060261FN0000001CBLA
CFM:	CFM:

Asset : ERV	Asset : Ex fan
Location : Roof	Location : roof
Manufacturer: Greenheck	Manufacturer: Loren
Model: ERV -522S-15-B	Model: 135W58

Ser	12810300	CFM:	
Asset :	Ex fan	Asset :	EX fan
Location :	roof	Location :	Boiler rm
Manufacturer:	Cook	Manufacturer:	Exhausto
Model:	70ACEH 70C15DH	Model No:	1200G29Q4
CFM:			

Unit Heaters

Action: Yearly Service

Procedures Equipment to be covered for repairs in the event of failure

Major Components:

Asset :	Unit Heaters 1	Asset :	Unit Heaters 2
Location :	Maintenance bay	Location :	Maintenance bay
Manufacturer:	Trane	Manufacturer:	Trane
Model No:		Model No:	
Asset :	Unit Heaters	Asset :	Unit Heaters
Location :	H Ross bay	Location :	H Ross bay
Manufacturer:	sterling	Manufacturer:	
Model No:		Model No:	

HV- VAV Boxes Listing

Action: List

Major Components:

Asset :	VAV 1	Asset :	VAV 2
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Location : office

Manufacturer:

Model No:

Size:

Location : office

Manufacturer:

Model No:

Size:

Asset : VAV 3

Location : office

Manufacturer:

Model No:

Size:

Asset : VAV 4

Location : Taining

Manufacturer:

Model No:

Size:

Asset : VAV 5

Location : Mens locker rm

Manufacturer:

Model No:

Size:

Water Heaters/Gas Fired,

Action: Yearly Service

Procedures Inspect and clean as necessary.

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

Check blower motor and blower wheel, clean as needed

Check combustion air for proper settings and efficiency

Check and/or replace boiler condensate drain neutralization units.

Major Components:

Asset : WH-1

Asset : Water heater

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Location :	Location :
Manufacturer: Rinnai	Manufacturer: Amtrol
Model No:	Model No: WH120ZCDW
Capacity:	Capacity: 119

PW- Water Heater List Solar

Action:

Major Components:

Asset : Water Heater	Asset : Solar Water Heater
Manufacturer Rinnai	Manufacturer Huch
Model No. RU98	Model No. 56L1
Capacity	Capacity
Serial No.	Serial No. 667330
Type: Gas	Type:

Houlton O & M Equipment and Tasking List

Boiler	Service (2 Total)	Houlton	Contractor
	Period: Yearly/ Sept.,Oct. Fall Service		
	Action: Service/ Cleaning		

Procedures:

Inspect refractory	NG Units added tasks
Inspect breaching	Inspect/clean pilot/ignition system
Check firing rate control	
Replace burner nozzle	Inspect/clean burner tubes
Replace fuel oil filter	
Check high limit safety control	All Units: Conduct and record pre-service
Check operating control	Efficiency test. Conduct and record after
Check fuel valve interlock switch	service test. Annual requirement
Check purge switch	
Remove & clean oil drawer assembly	
Check blower motor and blower wheel, clean as needed	
Verify low water cut offs are operational	
Check combustion make up air for proper operation	
Check combustion air for proper settings and efficacy	
Check and operate sub equipment for proper operations - refer to asset list for components	
Clean all boiler internals	
Check and/or replace boiler condensate drain neutralization units.	

Major Components:

Asset : Boiler B-1	Asset : Boiler B-2
Location : BOILER RM	Location : BOILER RM
Manufacturer HB SMITH	Manufacturer PEERLESS
Model No.	Model No. WBV-03-110-WPC
IBR GAL/HR	BTU/HR STEAM

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TUBES 7

BTU/HR WATER129000

Circulating Pumps Listing @ 3Total

Houlton

Contractor

Period: Yearly/ Sept.,Oct. Fall Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset : Day tank

Location : Boiler Room

Type SCS

Model No. HQN 56C34D1200H P

VOLTS 115/208/239

Manufacturer Marathon

Volts

Asset : Pump P-2

Location : Boiler Room

Type

Model No

rpm

Manufacturer

Asset : Pump P-3

Location :

Type

Model No.

rpm

Manufacturer

Volts

Day tank

Houlton

Contractor

Action: Yearly

Procedures :

Check on and around unit for leaks

Major Components:

Asset : WH-1

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Location :	BOILER RM
Manufacturer	Huffman
Model No.	100 V5FD
GPM	15
VOLTS	115

Unit Heaters	Total	Houlton	Contractor
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Action: Yearly Service

Procedures	Inspect and clean as necessary.
	Check blower motor and blower wheel, clean as needed

Major Components:

Asset :	Unit heater	Asset :	Unit heater
Location :	Locker rm	Location :	Locker rm
Manufacturer	Trane	Manufacturer	Stering
Model No.	T9 H	Model No.	HS-84S
Asset :	Unit heater	Asset :	Unit heater
Location :	Locker rm	Location :	Moter pool
Manufacturer	Trane	Manufacturer	Trane
Model No.	T9 H	Model No.	
Asset :	Unit heater	Asset :	Unit heater
Location :	Moter pool	Location :	Moter pool
Manufacturer	Trane	Manufacturer	Reed national
Model No.		Model No.	HS-84S

Major Components:

Asset :	Boiler B-1
Location :	

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Manufacturer

Model No.

IBR GAL/HR

TUBES 7

Action:

Procedures: Inspect and clean as necessary.
Check blower motor and blower wheel, clean as needed

Major Components:

Asset : Exhaust fan

Location : kit

Manufacturer

Model

Type

Augusta Armory O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

NG Units added tasks

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :		Location :	
Manufacturer	Smith	Manufacturer	:SMITH
Model No.	28AS/W-10	Model No.	:F97-849
No. of Sections	:	No. of Sections	:
Material	:	Material	:
Gross Output (MBH)	8090	Gross Output (MBH)	2013
Burner :		Burner :	

HV- Circulating Pumps Listing

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump	Asset :	Circulator Pump
Location :	Boiler rm	Location :	boiler rm
Type	:Cartridge	Type	:jet pump :Boiler feed
Model No.	:007-SFE	Model No	:5k956ba
Capacity (GPM)	:	Capacity (GPM)	:
Manufacturer	Taco	Manufacturer	:Dayton
Feet Head	:	Feet Head	:

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Asset : Circulator Pump

Location : Boiler rm

Type : :Boiler feed

Model No. :VM3554

Capacity (GPM) :

Manufacturer :BALDOR

HP :1 1/2

Asset : Circulator Pump

Location : Boiler rm

Model No 70B56C34D1200E P

Capacity (GPM) :

Manufacturer :marathon

Feet Head :

Asset : Circulator Pump

Location : Boiler rm

Type :

Model No. VM3554

Capacity (GPM) :

Manufacturer :BALDOR

HP 1 1/2

Asset : Circulator Pump

Location : Boiler rm

Type

Model No. :2003F2E1F2LOA

Capacity (GPM) 860

Manufacturer :Taco

Feet Head 62

Asset : Circulator Pump

Location : Boiler rm

Type

Model No. :2003F2E1F2LOA

Capacity (GPM) 860

Manufacturer :Taco

Feet Head 62

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

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- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) repair/ replace if damaged.
- Inspect belts and sheaves, replace if worn. Align as needed.
- Inspect/clean condenser coils.
- Lubricate fan bearings/ lubricate adjust louvre linkages
- Replace air filters

Major Components:

Asset :	AHU 01	Asset :	AHU-2
Location :		Location :	
Manufacturer	Trane	Manufacturer	TRANE
Model	MCCAO10GAROABA000EOCCAOOB0A000BCOODOOOAO	Model	MCCAO12GAROABA000GOCCAOOBOA
CFM	:	Ser	K97M42119A

Asset :	AHU-3	Asset :	AHU-4
Location :		Location :	LOCKER RM SUPPLY RM
Manufacturer	TRANE	Manufacturer	TRANE
Model	MCCA035GAR0AAA000HOCCAOOB0A000	Model	MCCAV12GAR0AAAF0CCAOOB0COO
Ser	K98A01825	Ser	:K97M42132A

Asset :	Fan horizontal
Location :	
Manufacturer	TRANE
Model	QFAN
Ser	L97MO7591

PW- Water Heater List

- Action: List
- Equipment to be covered for repairs

Major Components:

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Asset : Water Heater

Asset : Water Heater

Manufacturer :

Manufacturer :

Model No. :

Model No. :

Capacity :

Capacity :

Serial No. :

Location :

Type: :

Unit Heaters	Total
--------------	-------

Action: Yearly Service

Procedures	Inspect and clean as necessary.
------------	---------------------------------

Check blower motor and blower wheel, clean as needed

Major Components:

Asset : Unit heater

Asset : Unit heater

Location : Moter pool

Location : Moter pool

Manufacturer Trane

Manufacturer Trane

Model No.

Model No.

EXHAUST FANS

Period:

Action:

Procedures: Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components:

Major Components:

Asset : Exhaust fan

Asset : Exhaust fan

Location : kit Roof

Location : kit Roof

Manufacturer Loren cook

Manufacturer Loren cook

Model 195V8B

Model 120KSP-B

Type

Type

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Major Components: EF13

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 120C10D

Type

Major Components:

Asset : Exhaust fan

Location :

Manufacturer

Model

Type

Major Components: EF3

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 9CC15DH

Type

Major Components: EF2

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 195R7B

Type

Major Components:

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 9CC15DH

Type

Major Components:

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 9CC15DH

Type

Major Components:

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 9CC15DH

Type

Major Components:

Asset : Exhaust fan

Location : Roof

Manufacturer Loren cook

Model 195V8B

Type

Camp Keyes Bldg # 3 O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

NG Units added tasks

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset : Boiler -01

Location :

Manufacturer :Buderus

Model No. :G215

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) repair/ replace if damaged.
- Inspect belts and sheaves, replace if worn. Align as needed.
- Inspect/clean condenser coils.
- Lubricate fan bearings/ lubricate adjust louvre linkages
- Replace air filters

Major Components:

Asset : Condenser

Location :

Manufacturer :Daiken

Model :RXS24LVJU

Circulating Pumps Listing @

- Period: Yearly/ Sept.,Oct. Fall Service
- Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset :	Pump P-1	Asset :	Pump P-2
Location :	Boiler rm	Location :	Boiler rm
Type	STAR S30V-25	Type	STAR S30V-25
Model No.	Wilo	Model No	Wilo

Asset :	Pump P-3	Asset :	Pump P-4
Location :	Boiler rm	Location :	Boiler rm
Type	Cartridge	Type	Cartridge
Model No	007-F5	Model No	007-F5

Asset :	Pump P-5
Location :	Boiler rm
Type	Cartridge
Model No	007-F5

PW- Water Heater List Solar

Action: List

Major Components:

Asset :	Water Heater
Manufacturer	:Bosch
Model No.	:WST119 EL
Capacity	119
Type:	:HW Solar

Camp Keyes Bldg #5

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset : AH 01

Asset : OU-2

Location :

Location : Outside

Manufacturer :Trane

Manufacturer : Mitsubishi

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Model UCCABO6A0C0R

Model :MUZ-FH09NAH

CFM :

Ser :89C02996

Asset : OU-1

Asset : Condensing unit OU-3

Location : Outside

Location : Outside

Manufacturer : Mitsubishi

Manufacturer : Mitsubishi

Model PUHY-HP96TJMU-A

Model :PUY-A12NKA7

Ser 8ZW01903

Ser :86U10157C

Asset : ERV

Asset : AH-2

Location :

Location :

Manufacturer Man-fantec

Manufacturer : Mitsubishi

Model AEV-1000

Model MS2-FH09NA

Asset : AH-3

Location :

Manufacturer : Mitsubishi

Model PLA-12EA7

PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater WH-1

Manufacturer :Rinnai

Model No. :CU-199I8

Capacity :

Units HEATERS Listing

Action: Inspect/clean as necessary.

Major Components:

Asset : Units HEATERS 1	Asset : Units HEATERS 2
Location : Maintenance bay	Location : Maintenance bay
Manufacturer MODINE	Manufacturer MODINE
Model POP150AE0130	Model POP150AE0130

Asset : Units HEATERS 3
Location : Maintenance bay
Manufacturer MODINE
Model POP150AE0130

Camp Keyes Bldg #7

O & M Equipment and Tasking List

Period: Yearly

Action: Inspection

Annual review of DDC control program to resolve issues

Reprogram any faults

Asset : Direct Digital Control Program

Location : Augusta

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

- Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency
- NG Units added tasks

Inspect/clean pilot/ignition system

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.

Asset :	Boiler B-1	Asset :	Boiler B-2
Location :	BOILER RM	Location :	BOILER RM
Manufacturer	Viessman	Manufacturer	Viessman
Model No.	B2HA399	Model No.	B2HA399

Building 7

Contractor

Action: Service

Period: Clean/Inspect/Service Annually

Check couplings and bearings and shaft seals.

Asset :	Circulator Pump	Asset :	Circulator Pump
Location :		Location :	
:VR30-3	Model No	::VR30-3	
:Taco	Manufacturer	:Taco	

Building 7

Contractor

Period: Yearly

Action: Service

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Asset : AHU-1	Asset : AHU- 02
Location : 3rd floor	Location : 3rd floor
Trane	Manufacturer :Trane
BCHCO72ACOA1A64F	Model :RAUCC40EBUO300D000020
	SER : CO1G57369

Asset : Air recovery unit	Asset : Heat pump
Location : 3rd floor	Location : outside
:Renewaire	Manufacturer :Daikin
:HE1XIN	Model :RXS09 LVJU

Asset : AHE -01	Asset : AHE- 02
Location :	Location : 3rd floor
:Fantech	Manufacturer Fantech
:SHR6984	Model SHR6984

Asset : Heatcart	Asset : AHU- 01
Location :	Location : Basement
Heatcraft	Manufacturer :Trane
ROCF-1 6SO1B2NOO	Model MCCA025GAR0ABB000H0CCA

Building 7

Contractor

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Asset : CU-1 Condensing unit

Location : Mech Rm

:Daikin

:REYQ96TATJU

Asset : CU-1 Condensing unit

Location : Mech Rm

:Daikin

:REYQ96TATJU

Asset : CU-2 Condensing unit

Location : Mech Rm

:Daikin

::REYQ96TATJU

Asset : CU-2 Condensing unit

Location : Mech Rm

:Daikin

::REYQ96TATJU

Asset : CU-5 Condensing unit

Location : Mech Rm

:Daikin

::REYQ96TATJU

FXQ07PVJU

FXQ18PVJU

FXQ12PVJU

Asset : AH-22

Location :

Daikin

Asset : AH-23

Location :

Daikin

Asset : AH-24

Location :

Daikin

Manufacturer

Model

Asset : AH-25

Location : 101

Asset : AH-26

Location : 101A

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Daikin
Manufacturer Daikin
Model

Asset : AH-27
Location : 102
Daikin
Manufacturer Daikin
Model

Asset : AH-28
Location : 102A

Asset : AH-29
Location : 103
Daikin
Manufacturer Daikin
Model

Asset : AH-30
Location : 104B

Asset : AH-31
Location : 104B
Daikin
Manufacturer Daikin
Model

Asset : AH-32
Location : 104B

Asset : AH-33
Location :
Daikin
Manufacturer Daikin
Model

Asset : AH-34
Location : 134

Asset : AH-35
Location : 134B
Daikin
Manufacturer Daikin
Model

Asset : AH-36
Location : 107B

Asset : AH-37

Asset : AH-38

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Location :	113	Location :	208
Daikin		Manufacturer	Daikin
		Model	

Asset :	AH-39	Asset :	AH-40
Location :	209	Location :	211
Daikin		Manufacturer	Daikin
		Model	

Asset :	AH-41	Asset :	AH-42
Location :	212	Location :	212E
Daikin		Manufacturer	Daikin
		Model	

Asset :	AH-43	Asset :	AH-44
Location :	214	Location :	213,215
Daikin		Manufacturer	Daikin
		Model	

Asset :	AH-45	Asset :	AH-46
Location :	216A	Location :	216A
Daikin		Manufacturer	Daikin
		Model	

Asset :	AH-47	Asset :	AH-48
Location :	222	Location :	222
Daikin		Manufacturer	Daikin
		Model	

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Asset : AH-49

Location : 224

Daikin

Asset : AH-50

Location : 230

Manufacturer Daikin

Model

Asset : AH-51

Location : 230

Daikin

Asset : AH-52

Location : 225

Manufacturer Daikin

Model

Asset : AH-53

Location : 113

Daikin

Asset : AH-54

Location : 113

Manufacturer Daikin

Model

Asset : AH-55

Location : 230

Daikin

- Building 7

Contractor
- Action: Inspect/clean as necessary.

Inspect and clean as necessary.

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

Check blower motor and blower wheel, clean as needed

Check combustion air for proper settings and efficiency

Check and/or replace boiler condensate drain neutralization units.

Asset : Gas unit heaters -1		Asset : Gas unit heaters-2	
Location : Mech rm		Location : Mech rm	
Modine	Manufacturer	Modine	
PTS350SSOLLZFBAN		Model	PTS350SSOLLZFBAN
		Building	7 Contractor
Action: List			

Asset : VAV-1		Asset : VAV-2	
Location : 130		Location :	
		Manufacturer	
		Model	

Asset : VAV-3		Asset : VAV-4	
Location : 130		Location : 131	
		Manufacturer	
		Model	

Asset : VAV-5		Asset : VAV-6	
Location : 132		Location : 133	
		Manufacturer	
		Model	

Asset : VAV-7		Asset : VAV-8	
Location : 105		Location : 106	

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Manufacturer

Model

Asset : AH-9

Asset : AH-10

Location : 106B

Location : 108

Manufacturer

Model

Asset : AVA-11

Asset : VAV-12

Location : 100

Location : 110

Manufacturer

Model

Asset : VAV-13

Asset : VAV-14

Location : 110

Location : 110

Manufacturer

Model

Asset : VAV-15

Asset : VAV-16

Location :

Location : 112

Manufacturer

Model

Asset : VAV-17

Asset : VAV-18

Location : 112

Location : 129C

Manufacturer

Model

Asset : VAV-19

Asset : VAV-20

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Location :129

Location :129

Manufacturer

Model

Asset : VAV-21

Location :129C

Asset : VAV -01

Asset : VAV -02

Location :B11

Location :B27

Daiken

Manufacturer: Daiken

:MQTH505

Model No: ::MQTH505

Asset : VAV-03

Asset : VAV-04

Location :B07

Location :B10

:Daiken

Manufacturer: Daiken

::MQTH505

Model No: ::MQTH505

Asset : VAV-05

Asset : VAV-06

Location :B05

Location :B09

:Daiken

Manufacturer: Daiken

::MQTH505

Model No: ::MQTH505

Asset : VAV-07

Asset : VAV-08

Location :137

Location :136

Daiken

Manufacturer: Daiken

::MQTH505

Model No: ::MQTH505

Asset : VAV-09

Asset : VAV-10

Location :136

Location :138

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:Daiken

::MQTH505

Asset : VAV-11

Location : 139

:Daiken

::MQTH505

Manufacturer: Daiken

Model No: ::MQTH505

Asset : VAV-12

Location : 136C

Manufacturer: :Daiken

Model No: ::MQTH505

Asset : VAV-13

Location : 136

:Daiken

::MQTH505

Asset : VAV-14

Location : 136

Manufacturer: :Daiken

Model No: ::MQTH505

Building 7

Contractor

Action: List

Asset : Water Heater

:Bradforf white

:RE2H50S10

50

:3rd floor

:Elec

Asset : Water Heater

Manufacturer :Bradforf white

Model No. :M230R6DS

Capacity 30

Location :2 Floor

Type:: Elec

Asset : Water Heater

:Bradforf white

RE2H80T1-0

30

:2 Floor

Elec

Asset : Water Heater

Manufacturer :Bradforf white

Model No. M24DS6DS

Capacity 30

Location :2 Floor

Type:: Elec

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Camp Keyes Bldh # 12		O & M Equipment and Tasking List	
DDC- HVAC Control Program Inspection		Building 12	Contractor
Period: Yearly			
Action: Inspection			
Procedures:			
Annual review of DDC control program to resolve issues			
Reprogram any faults			
Major Components:			
Asset : Direct Digital Control Program			
Location : Augusta			
Boiler Annual Service		Building 12	Contractor
Period: Yearly			
Action: Service/ Cleaning			
Procedures:			
Inspect refractory	NG Units added tasks		
Inspect breaching	Inspect/clean pilot/ignition system		
Check firing rate control	Check/adjust gas pressure		
Replace burner nozzle	Inspect/clean burner tubes		
Replace fuel oil filter			
Check high limit safety control	All Units: Conduct and record pre-service		
Check operating control	Efficiency test. Conduct and record after		
Check fuel valve interlock switch	service test. Annual requirement		
Check purge switch			

- Remove & clean oil drawer assembly
- Check blower motor and blower wheel, clean as needed
- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :	Boiler rm	Location :	Boiler rm
Manufacturer	:Buderus	Manufacturer	::Buderus
Model No.	:G115WS/3	Model No.	:G115WS/3
Gross Output (MBH)	:85 MBTU/H	Gross Output (MBH)	85 MBTU/H

Circulating Pumps Listing

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump	Asset :	Circulator Pump P-02
Location :	Boiler rm	Location :	Boiler rm
Type	: cartridge	Type	: cartridge
Model No.	:007-f5	Model No	:007-f5
Manufacturer	:TACO	Manufacturer	:TACO

Asset :	Circulator Pump P-03	Asset :	Circulator Pump P-04
Location :	Boiler rm	Location :	Boiler rm
Type	: cartridge	Type	:: cartridge

Model No.

:007-f5

Model No

:007-f5

Manufacturer

:TACO

Manufacturer

:TACO

PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater

Manufacturer :Bradford white

Model No. :M240S6DS2

Capacity 40

Serial No. :AH501785

Type: :ELEC

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Camp Keys Bldg # 12		O & M Equipment and Tasking List	
DDC- HVAC Control Program Inspection		Building 12	Contractor
Period: Yearly			
Action: Inspection			
Procedures:			
Annual review of DDC control program to resolve issues			
Reprogram any faults			
Major Components:			
Asset : Direct Digital Control Program			
Location : Augusta			
Boiler Annual Service		Building 12	Contractor
Period: Yearly			
Action: Service/ Cleaning			
Procedures:			
Inspect refractory	NG Units added tasks		
Inspect breaching	Inspect/clean pilot/ignition system		
Check firing rate control	Check/adjust gas pressure		
Replace burner nozzle	Inspect/clean burner tubes		
Replace fuel oil filter			
Check high limit safety control	All Units: Conduct and record pre-service		
Check operating control	Efficiency test. Conduct and record after		
Check fuel valve interlock switch	service test. Annual requirement		
Check purge switch			
Remove & clean oil drawer assembly			
Check blower motor and blower wheel, clean as needed			

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :	Boiler rm	Location :	Boiler rm
Manufacturer	:Buderus	Manufacturer	::Buderus
Model No.	:G115WS/3	Model No.	:G115WS/3
Gross Output (MBH)	:85 MBTU/H	Gross Output (MBH)	85 MBTU/H

Circulating Pumps Listing

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump	Asset :	Circulator Pump P-02
Location :	Boiler rm	Location :	Boiler rm
Type	: cartridge	Type	: cartridge
Model No.	:007-f5	Model No	:007-f5
Manufacturer	:TACO	Manufacturer	:TACO

Asset :	Circulator Pump P-03	Asset :	Circulator Pump P-04
Location :	Boiler rm	Location :	Boiler rm
Type	: cartridge	Type	:: cartridge
Model No.	:007-f5	Model No	:007-f5
Manufacturer	:TACO	Manufacturer	:TACO

PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater

Manufacturer :Bradford white

Model No. :M240S6DS2

Capacity 40

Serial No. :AH501785

Type: :ELEC

Camp Keyes Bldg # 14

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly

Action: Service/ Cleaning

Procedures:

Inspect refractory

NG Units added tasks

Inspect breaching

Inspect/clean pilot/ignition system

Check firing rate control

Check/adjust gas pressure

Replace burner nozzle

Inspect/clean burner tubes

Replace fuel oil filter

Check high limit safety control

All Units: Conduct and record pre-service

Check operating control

Efficiency test. Conduct and record after

Check fuel valve interlock switch

service test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :		Location :	
Manufacturer	:Die Dietrich	Manufacturer	:Die Dietrich
Model No.	:GT 430-8A	Model No.	: :GT 430-8A

Circulating Pumps Listing

Building 14

Contractor

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump P-01	Asset :	Circulator Pump P-02
Location :		Location :	
Type	:	Type	:
Model No.	:163095713010111682EE	Model No	: :163095713010111682EE
Capacity (GPM)	138	Capacity (GPM)	138
Manufacturer	:Paco	Manufacturer	:Paco
Feet Head	:	Feet Head	:

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Units HEATERS Listing

Building 14

Contractor

Action: Inspect/clean as necessary.

Equipment to be covered for repairs

Major Components:

Asset : Units HEATERS 1

Asset : Units HEATERS 2

Location : Boiler rm

Location : Supply

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-024

Model HV-104

Asset : Units HEATERS 3

Asset : Units HEATERS 4

Location : Warehouse

Location : Supply

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-104

Model hv-104

Asset : Units HEATERS 5

Asset : Units HEATERS 6

Location : Ware house

Location : Ware house

Manufacturer Vulcan

Manufacturer Vulcan

Model HV -104

Model HV -104

Asset : Units HEATERS 7

Asset : Units HEATERS 8

Location : Ware house

Location : Ware house

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-104

Model HV-104

Asset : Units HEATERS 9

Asset : Units HEATERS 10

Location : Ware house

Location : Ware house

Manufacturer Vulcan

Manufacturer Vulcan

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Model HV-104

Model HV-104

Asset : Units HEATERS 11

Asset : Units HEATERS 12

Location : Ware house

Location : Ware house

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-104

Model HV-104

PW- Water Heater List

Building 14

Contractor

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Water Heater heat pump

Manufacturer :GeoSpring

Model No. :GEH50DEEDSCB

Capacity 50

Serial No. :HA601931G

Type: :Elec

EXHAUST FANS

Building 14

Contractor

Period:

Action:

Procedures: Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components:

Asset : EXHAUST FANS 1

Location : Boiler rm

Manufacturer Exhausto

Model MCAS 315.500

Camp Keyes Bldg #15

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly

Action: Service/ Cleaning

Procedures:

- | | |
|--|---|
| Inspect refractory | NG Units added tasks |
| Inspect breaching | Inspect/clean pilot/ignition system |
| Check firing rate control | Check/adjust gas pressure |
| Replace burner nozzle | Inspect/clean burner tubes |
| Replace fuel oil filter | |
| Check high limit safety control | All Units: Conduct and record pre-service |
| Check operating control | Efficiency test. Conduct and record after |
| Check fuel valve interlock switch | service test. Annual requirement |
| Check purge switch | |
| Remove & clean oil drawer assembly | |
| Check blower motor and blower wheel, clean as needed | |

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :	Boiler rm	Location :	Boiler rm
Manufacturer	Budary	Manufacturer	Budary
Model No.	:G115WS/5	Model No.	: :G115WS/5

Circulating Pumps Listing	Building 15	Contractor
Action: Service		
Period: Clean/Inspect/Service Annually		
Check couplings and bearings and shaft seals.		

Major Components:

Asset :	Circulator Pump P-01	Asset :	Circulator Pump P-02
Location :	Boiler rm	Location :	Boiler rm
Type	:Cartride	Type	::Cartride
Model No.	:107f71fc	Model No	::107f71fc
Manufacturer	:Taco	Manufacturer	: :Taco

Asset :	Circulator Pump P-03	Asset :	Circulator Pump P-04
Location :	Boiler rm	Location :	Boiler rm
Type	::Cartride	Type	::Cartride
Model No.	::107f71fc	Model No	::107f71fc

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Manufacturer : :Taco

Manufacturer : :Taco

Asset : Circulator Pump P-05

Asset : Circulator Pump P-08

Location : Boiler rm

Location : Boiler rm

Type ::Cartride

Type ::Cartride

Model No. ::107f71fc

Model No. ::107f71fc

Manufacturer : :Taco

Manufacturer : :Taco

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Camp Keyes BLDG #16	O & M Equipment and Tasking List		
DDC- HVAC Control Program Inspection	Building 16	Contractor	
Period: Yearly			
Action: Inspection			
Procedures:			
Annual review of DDC control program to resolve issues			
Reprogram any faults			
Major Components:			
Asset : Direct Digital Control Program			
Location : Augusta			
Boiler Annual Service	Building 15	Contractor	
Period: Yearly/ Sept.,Oct. Fall Service			
Action: Service/ Cleaning			
Procedures:			
Inspect refractory	NG Units added tasks		
Inspect breaching	Inspect/clean pilot/ignition system		
Check firing rate control	Check/adjust gas pressure		
Replace burner nozzle	Inspect/clean burner tubes		
Replace fuel oil filter			
Check high limit safety control	All Units: Conduct and record pre-service		
Check operating control	Efficiency test. Conduct and record after		
Check fuel valve interlock switch	service test. Annual requirement		
Check purge switch			
Remove & clean oil drawer assembly			
Check blower motor and blower wheel, clean as needed			

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :	Boiler rm	Location :	Boiler rm
Manufacturer	Budary	Manufacturer	Budary
Model No.	:G115WS/5	Model No.	: :G115WS/5

Circulating Pumps Listing

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump P-01	Asset :	Circulator Pump P-02
Location :	Boiler rm	Location :	Boiler rm
Type	:Cartride	Type	::Cartride
Model No.	:107f71fc	Model No	::107f71fc
Manufacturer	:Taco	Manufacturer	: :Taco

Asset :	Circulator Pump P-03	Asset :	Circulator Pump P-04
Location :	Boiler rm	Location :	Boiler rm
Type	::Cartride	Type	::Cartride
Model No.	::107f71fc	Model No	::107f71fc
Manufacturer	: :Taco	Manufacturer	: :Taco

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Asset :	Circulator Pump P-05	Asset :	Circulator Pump P-08
Location :	Boiler rm	Location :	Boiler rm
Type	::Cartride	Type	::Cartride
Model No.	::107f71fc	Model No.	::107f71fc
Manufacturer	: :Taco	Manufacturer	: :Taco

AHU-RTU-MUA-AC Split Unit Service	Building 16	Contractor
Period: Yearly		
Action: Service		
Procedures:		
Check refrigerant pressures, if low - follow proper procedures for recharging		
Check all motor and compressor voltages and amperages		
Inspect condenser fan(s) repair/ replace if damaged.		
Inspect belts and sheaves, replace if worn. Align as needed.		
Inspect/clean condenser coils.		
Lubricate fan bearings/ lubricate adjust louvre linkages		
Replace air filters		

Major Components:

Asset :	Condensing units	Asset :	Condensing units
Location :	Outside	Location :	Outside
Manufacturer	:MITSUBISHI	Manufacturer	::MITSUBISHI
Model	:PUY-A24NHA4	Model	: :PUY-A24NHA4

Camp Keyes Building #17

O & M Equipment and Tasking List

	Building 17	Contractor
Period: Yearly		
Action: Inspection		
Annual review of DDC control program to resolve issues		
Reprogram any faults		
Asset :		
Location :		
	Building 17	Contractor
Period: Yearly/ Sept.,Oct. Fall Service		
Action: Service/ Cleaning		
Inspect refractory	NG Units added tasks	
Inspect breaching	Inspect/clean pilot/ignition system	
Check firing rate control	Check/adjust gas pressure	
Replace burner nozzle	Inspect/clean burner tubes	
Replace fuel oil filter		
Check high limit safety control	All Units: Conduct and record pre-service	
Check operating control	Efficiency test. Conduct and record after	
Check fuel valve interlock switch	service test. Annual requirement	
Check purge switch		
Remove & clean oil drawer assembly		
Check blower motor and blower wheel, clean as needed		
Verify low water cut offs are operational		

- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Asset : Boiler -01

Location : Boiler rm

Manufacturer York

Model No. GY85080B16UH11C

Building 17Contractor

Action: List

Equipment to be covered for repairs

Asset : Water Heater heat pump

Asset :

RelianceManufacturerReliance

540-20RS4Model No.540-20RS4

40Capacity40

Serial No.

:ElecType: :Elec

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Camp Keyes BLDG #24

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Building 24

Contractor

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset : AC

Asset : AC

Location : Outside

Location : Outside

Manufacturer :YORKS

Manufacturer :YORKS

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Model :YCJD48S43S3A

CFM :

Model :YCJD48S43S3A

CFM :

Asset : AC

Location : Outside

Manufacturer YORKS

Model YCJD48S43S3A

CFM

Asset : AC

Location : Outside

Manufacturer YORKS

Model YCJD48S43S3A

CFM

Asset : AHU-1

Location : Above ceiling

Manufacturer York

Model YCJD48S43S3A

CFM

Asset : AHU-2

Location : Above ceiling

Manufacturer York

Model YCJD48S43S3A

CFM

Asset : AHU-3

Location : Above ceiling

Manufacturer York

Model YCJD48S43S3A

CFM

Asset : AHU-4

Location : Above ceiling

Manufacturer York

Model YCJD48S43S3A

CFM

Asset : AC

Location : Above ceiling

Manufacturer Daiken

Model RX12KEVJU

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Action: List

Major Components:

Asset : Water Heater

Manufacturer :

Model No. :

Capacity 5

Serial No. :

Type: :

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Camp Keyes Bldg #35		O & M Equipment and Tasking List	
DDC- HVAC Control Program Inspection		Building 35	Contractor
Period: Yearly			
Action: Inspection			
Procedures:			
Annual review of DDC control program to resolve issues			
Reprogram any faults			
Major Components:			
Asset : Direct Digital Control Program			
Location : Augusta			
Boiler Annual Service		Building 35	Contractor
Period: Yearly/ Sept.,Oct. Fall Service			
Action: Service/ Cleaning			
Procedures:			
Inspect refractory	NG Units added tasks		
Inspect breaching	Inspect/clean pilot/ignition system		
Check firing rate control	Check/adjust gas pressure		
Replace burner nozzle	Inspect/clean burner tubes		
Replace fuel oil filter			
Check high limit safety control	All Units: Conduct and record pre-service		
Check operating control	Efficiency test. Conduct and record after		
Check fuel valve interlock switch	service test. Annual requirement		
Check purge switch			
Remove & clean oil drawer assembly			
Check blower motor and blower wheel, clean as needed			

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components: Fed from building 14

Asset :	Boiler -01	Asset :	Boiler -02
Location :	Boiler rm 14 building	Location :	Boiler rm 14 building
Manufacturer	:DeDietrich	Manufacturer	:DeDietrich
Model No.	:GT430A-8	Model No.	:GT430A-8

Units HEATERS Listing	Building 35	Contractor
Action: Inspect/clean as necessary.		
Equipment to be covered for repairs		

Major Components:

Asset :	Units HEATERS 1	Asset :	Units HEATERS 2
Location :	Maintenance Bay	Location :	Maintenance Bay
Manufacturer	Vulcan	Manufacturer	Vulcan
Model	HV-132	Model	HV-096

Asset :	Units HEATERS 3	Asset :	Units HEATERS 4
Location :	Maintenance Bay	Location :	Maintenance Bay
Manufacturer	Vulcan	Manufacturer	Vulcan
Model	HV-096	Model	HV-132

Asset :	Units HEATERS 5	Asset :	Units HEATERS 6
Location :	Maintenance Bay	Location :	Maintenance Bay
Manufacturer	Vulcan	Manufacturer	Vulcan

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Model HV-024

Model HV-048

Asset : Units HEATERS 7

Asset : Units HEATERS 8

Location : Maintenance Bay

Location : Maintenance Bay

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-032

Model HV-156

Asset : Units HEATERS 9

Asset : Units HEATERS 10

Location : Rm 101

Location : Locker rm

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-24

Model HV-24

Asset : Units HEATERS 11

Asset : Units HEATERS 12

Location : Supply

Location :

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-24

Model HV-24

Asset : Units HEATERS 13

Asset : Units HEATERS 14

Location :

Location :

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-24

Model HV-24

Asset : Units HEATERS 15

Asset : Units HEATERS 16

Location :

Location :

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-24

Model HV-24

Asset : Units HEATERS 17

Asset : Units HEATERS 18

Location : Maintenance Bay

Location : Maintenance Bay

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Manufacturer Vulcan

Model HV-24

Manufacturer Vulcan

Model HV-24

Asset : Units HEATERS 19

Location : Maintenance Bay

Manufacturer Vulcan

Model HV-24

Asset : Units HEATERS 20

Location : Maintenance Bay

Manufacturer Vulcan

Model HV-24

Asset : Units HEATERS 21

Location : Maintenance Bay

Manufacturer Vulcan

Model HV-24

Asset : Units HEATERS 22

Location : Maintenance Bay

Manufacturer Vulcan

Model HV-24

Asset : Units HEATERS 24

Location : Maintenance Bay

Manufacturer Vulcan

Model HV-24

Asset : Units HEATERS 24

Location : Maintenance Bay

Manufacturer Vulcan

Model HV-24

PW- Water Heater List

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Water Heater

Manufacturer Brarford White

Model No. HA60 1928G

Capacity 50

Building 35

Contractor

Exhaust Fans

Action: List

Building 35

Contractor

Equipment to be covered for repairs

Major Components:

Asset :	EX -1	Asset :	EX-2
Manufacturer :		Manufacturer :	
Location :	Battier rm	Location :	Battier rm
Asset :	EX-3	Asset :	EX-4
Manufacturer :	Car mon	Manufacturer :	
Model :	CMB-F30	Model :	Wall fan
Location :	Maintenanve BAY	Location :	Maintenanve BAY RM 101

Camp Keyes Bldg #37

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

- Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals
- NG Units added tasks

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

Major Components:

Asset : Boiler -01

Asset : Boiler -02

Location :

Location :

Manufacturer :DeDietrich

Manufacturer ::DeDietrich

Model No. :GT 430A-8

Model No. :GT 430A-8

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset :	RTU-01	Asset :	Condensing units
Location :	Roof	Location :	Outside
Manufacturer	Trane	Manufacturer	Mitsubisai
Model	D5WB18018E0BA115EAB0AB0000	Model	MU-A12WA

Asset :	Condensing units	Asset :	Condensing units
Location :	OUTSIDE	Location :	Outside
Manufacturer	Mitsubisai	Manufacturer	Daiken
Model	MU-A12WA	Model	2MXS18NNVJU

Asset :	Condensing units
Location :	Outside
Manufacturer	Daiken
Model	RXL09QMVJU

Circulating Pumps Listing

Action: Service

Period: Clean/Inspect/Service Annually

Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump P-01	Asset :	Circulator Pump P-02
Location :	Boiler rm	Location :	Boiler rm
Model No.	:91890089	Model No	: :91890089
Manufacturer	:Paco	Manufacturer	:Paco
Capacity (GPM)	170	Capacity (GPM)	170

Asset :	Circulator Pump P-03	Asset :	Circulator Pump P-04
Location :		Location :	
Type	:	Type	:
Model No.	:	Model No	:
Capacity (GPM)	:	Capacity (GPM)	:
Manufacturer	:	Manufacturer	:
Feet Head	:	Feet Head	:

Units HEATERS Listing

Action: Inspect/clean as necessary.

Major Components:

Asset :	Units HEATERS 1	Asset :	Units HEATERS 2
Location :	Maintenance bay	Location :	Maintenance bay
Manufacturer	Modine	Manufacturer	Modine
Model	HS86S01	Model	HS86S01

Asset :	Units HEATERS 3	Asset :	Units HEATERS4
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Location :Maintenance bay

ManufacturerModine

ModelHS86S01

Location :Maintenance bay

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 5

Location :Maintenance bay

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 6

Location :Maintenance bay

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 7

Location :Maintenance bay

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 8

Location :Maintenance bay

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 9

Location :Rm 116

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 10

Location :

ManufacturerModine

Model

Asset : Units HEATERS 11

Location :Hall

ManufacturerModine

ModelHS245S01

Asset : Units HEATERS 12

Location :Welding shop

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 13

Location :End bay

ManufacturerModine

ModelHS86S01

Asset : Units HEATERS 14

Location :Machine shop

ManufacturerModine

ModelHS19S01

Asset : Units HEATERS 15	Asset : Units HEATERS 16
Location : Machine shop	Location : Machine shop
Manufacturer Modine	Manufacturer Modine
Model HS19S01	Model HS19S01

Asset : Units HEATERS 16

Location : Machine shop

Manufacturer Vulcan

Model

PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater heat pump

Manufacturer :GeoSpring

Model No. :GEH50DEEDSCB

Capacity 50

Serial No. :HA601931G

Type: :Elec

EXHAUST FANS

Period:

Action:

Procedures: Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components:

Asset : EX fans 01	Asset : EX fans 02
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Location : roof

Manufacturer Pena

Model RB-30

Location : roof

Manufacturer Pena

Model RB-30

Asset : EX fans 03

Location : roof

Manufacturer Pena

Model RB-30

Asset : EX fans 04

Location : roof

Manufacturer Loren Cook

Model 90MHA-HD

Asset : EX fans 05

Location : roof

Manufacturer Loren Cook

Model 90MHA-HD

Asset : EX fans 06

Location : Wash bay

Manufacturer

Model

Asset : EX fans 07

Location : Wash bay

Manufacturer

Model

Camp Keyes Bldg # 41

O & M Equipment and Tasking List

Boiler Annual Service

Building 41

Contractor

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

Major Components:

Asset : Boiler -01

Location :

Manufacturer American Standard

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Model No. Hot air

PW- Water Heater List

Building 41

Contractor

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Water Heater

Manufacturer HW

Model No. EES 40

Capacity 40

Type: Elec

Lewiston Armory and MSVB

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset : AHU-1

Major Components:

Asset : AHU-2

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Location :Garage

Manufacturer York

Model :XTI-048X057

Location :116

Location :

Manufacturer :

Model :

Location :Locker room

Asset : ACCU-1

Location :Outside

Manufacturer :Mitsubishi

Model :PUY-A12NK7

Asset : ACCU-2

Location :Outside

Manufacturer Mitsubishi

Model ::PUY-A12NK7

Asset : CU-1

Location :Outside

Manufacturer York

Model YCUL0024EE17XEA

Asset : CU-2

Location :Outside

Manufacturer York

Model TCD60B31S2

Asset : ERV-1

Location :110

Manufacturer :

Model :

Asset : EVR-1

Location :I T Rm

Manufacturer

Model PKA-A12HA7

Asset : CU-1

Location :

Manufacturer :York

Model :TCD60B31SA

Asset : CU-2

Location :

Manufacturer :York

Model :TCD60B31SA

Asset : CU-1

Location :Mech rm 126

Manufacturer Daiken

Model

Asset : CU-2

Location :Mech rm 126

Manufacturer Daiken

Model

Asset : CU-3

Location : Mech rm 126

Manufacturer Daiken

Model

Gas unit Heating

Action: Inspect/clean as necessary.

Major Components:

Asset : Gas unit heater UH-1	Asset : UH-2
Location : Mechanical rm 126	Location : Garage
Manufacturer Reznor	Manufacturer Modine
Model	Model HDS75SS0111FBAN

FAN COIL UNITS

Action: List

Major Components:

Asset : IE1-1	Asset : IE 1-2
Location :	Location :
Manufacturer: York	Manufacturer: :York
Model No: :TIWM008B21S	Model No: :

Asset : IE 1-3	Asset : IE 1-4
Location :	Location : 113 Stairs
Manufacturer: :York	Manufacturer: :York
Model No: :	Model No: :TIWMOO8B21S

Asset :	IE 1-5	Asset :	IE 1-6
Location :	203	Location :	
Manufacturer:	:York	Manufacturer:	:York
Model No:	:TIC4036B21S	Model No:	TIC108B21S

Asset :	IE 1-7	Asset :	IE 2-1
Location :	201	Location :	
Manufacturer:	:York	Manufacturer:	:York
Model No:	:TIC 4036B21S	Model No:	:TICMO15B21S

Asset :	IE 2-2	Asset :	IE 2-3
Location :	lobby	Location :	125
Manufacturer:	:York	Manufacturer:	:York
Model No:	:TIW00821S	Model No:	:TWM008B21S

Asset :	IE 2-4	Asset :	IE 2-5
Location :	124	Location :	123
Manufacturer:	:York	Manufacturer:	:York
Model No:	:TIC108B21S	Model No:	TIC108B21S

Asset :	IE IE 2-6	Asset :	IE 2-7
Location :	122	Location :	
Manufacturer:	:York	Manufacturer:	:York
Model No:	TIC108B21S	Model No:	:TIC108B21S

Asset :	IE 2-8	Asset :	IE 3-1
Location :	121	Location :	199 Entry
Manufacturer:	:York	Manufacturer:	:York

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Model No: TIC108B21S

Model No: TIW008B21S

Asset : IE 3-2

Asset : IE-3-3

Location :

Location :

Manufacturer: :York

Manufacturer: :York

Model No: :

Model No: :

Asset : IE 3-4

Asset : IE 3-5

Location :

Location :

Manufacturer: :York

Manufacturer: :York

Model No: :TIW008B21S

Model No: :TIW008B21S

Asset : IE-3-6

Asset : IE-3-7

Location :

Location : 207

Manufacturer: MITSUBISHI

Manufacturer: :York

Model No: :RKA-A-12 H47

Model No: :TIC4036B21S

Asset : IE 3-8

Asset : IE 3-9

Location : 206a

Location : 206

Manufacturer: :York

Manufacturer: :York

Model No: TFC108B21S

Model No: :TIC 4036B21S

Asset : IE 3-10

Asset : IE 3-11

Location :

Location : 204 I T rm

Manufacturer: :York

Manufacturer: :York

Model No: :

Model No: :TIWM008B21S

Asset : IE 3-12

Asset : EVU-2

Location :

Manufacturer: :York

Location : 206

Model No: :TIC108B21S

Manufacturer: MITSUBISHI

Model No: PKA-A12-H-47

Asset : EVU-1

Location :

Manufacturer: YORK

Model No: YIFE008B221S

PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater DHW 1A		Asset : Water Heater DHW 1B	
Manufacturer		Manufacturer :	
Model No.		Model No. :	
Capacity		Capacity :	
Serial No.		Location :110	
Location : 110			
Asset : Water Heater DHW-2		Asset :	
Manufacturer		Manufacturer :	
Model No.		Model No. :	
Capacity 80		Capacity :	
Location :110		Location :	
Asset : Water heater dwh-3		Asset : Water heater dwh-4	
Manufacturer :Bradford White		Manufacturer Bradford White	
Model No. :LE12OU5-1NL2		Model No. :RE12U61NL	
Capacity 19		Capacity 2	
Location :116		Location :Cor 101a	

Norway Armory

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

NG Units added tasks

Inspect breaching

Inspect/clean pilot/ignition system

Check firing rate control

Check/adjust gas pressure

Replace burner nozzle

Inspect/clean burner tubes

Replace fuel oil filter

Check high limit safety control

All Units: Conduct and record pre-service

Check operating control

Efficiency test. Conduct and record after

Check fuel valve interlock switch

service test. Annual requirement

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :	Basement	Location :	Basement
Manufacturer	Smith	Manufacturer	PB
Model No.	19HE-S/W-10	Model No.	WBV-03-110-WPCL
Gross Output (MBH)	1085	Gross Output (MBH)	129000

Asset :	Boiler -02	Asset :	Day tank
Location :	Basemen	Location :	Basement
Manufacturer	Smith	Manufacturer	:HOFFMAN
Model No.	19HE-S/W-10	Model No.	100 VBFS
Gross Output (MBH)	1085		

Asset :	Intake fan
Location :	Basement
Manufacturer	Twin city fan
Model No.	VSRI18

Circulating Pumps Listing

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset :	Circulator Pump	Asset :	Circulator Pump P-02
---------	-----------------	---------	----------------------

Location :

Type :

Model No. :

Capacity (GPM) :

Manufacturer :TACO

Feet Head :

Location :

Type :

Model No :

Capacity (GPM) :

Manufacturer :

Feet Head :

Asset : Circulator Pump P-03

Location :

Type :

Model No. :

Capacity (GPM) :

Manufacturer :

Feet Head :

Asset : Circulator Pump P-04

Location :

Type :

Model No :

Capacity (GPM) :

Manufacturer :

Feet Head :

AHU-RTU-MUA-AC Split Unit Service

Period: Yearly

Action: Service

Procedures:

- Check refrigerant pressures, if low - follow proper procedures for recharging
- Check all motor and compressor voltages and amperages
- Inspect condenser fan(s) repair/ replace if damaged.
- Inspect belts and sheaves, replace if worn. Align as needed.
- Inspect/clean condenser coils.
- Lubricate fan bearings/ lubricate adjust louvre linkages
- Replace air filters

Major Components:

Asset : AHU-1

Location : Garage

Major Components:

Asset : AHU-2

Location :

Manufacturer :DUNHAM BUSH

Model HD06LF6673102

CFM :

Manufacturer ::DUNHAM BUSH

Model :HDO3LF6673101

CFM :

HC- Heating Coil Units Listing

Action: Inspect/clean as necessary.

Major Components:

Asset : UH-01

Location : Drill hall

Manufacturer Dunham bush

Model H-250-C

Asset : UH-02

Location : Drill hall

Manufacturer Dunham bush

Model H-250-C

Asset : UH-03

Location : Drill hall

Manufacturer Dunham bush

Model H-250-C

Asset : UH-04

Location : Drill hall

Manufacturer Dunham bush

Model H-250-C

Asset : UH-05

Location : Drill hall

Manufacturer Dunham bush

Model H-250-C

Asset : UH-06

Location : Drill hall

Manufacturer Dunham bush

Model H-250-C

Asset : UH-07

Location : Garage

Manufacturer Beacon Morris

Model h-100 c

Asset : UH-8

Location : Garage

Manufacturer Dunham bush

Model H 500-S

Asset : UH-9

Asset : UH-10

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Location :	Locker rm	Location :	Locker rm
Manufacturer	Dunham bush	Manufacturer	Dunham bush
Model	h100-c	Model	h100-c

Asset :	UH-11	Asset :	UH-12
Location :	Garage	Location :	garage
Manufacturer	Beacon Morris	Manufacturer	Beacon Morris
Model	h-100 c	Model	200

Asset :	UH-13	Asset :	UH-14
Location :	KIT	Location :	Supply
Manufacturer	MODINE	Manufacturer	Dunham bush
Model		Model	H100-c

Asset : UH-15

Location : Supply

Manufacturer Dunham bush

Model H100-c

Ex FAN Listing

Action: Inspect/clean as necessary.

Major Components:

Asset :	Ex fan	Asset :	Ex fan
Location :	Supply	Location :	Garage
Manufacturer	Penn Exhaust fan	Manufacturer	Car mon
Model	P10RBZWEA	Model	CMR-25F

PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater

Manufacturer PurePro

Model No. TD-7Z PURE

Capacity 41

Serial No.

Type:

FMS # 5 O & M Equipment and Tasking List

Boiler Service (2 Total)

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

- Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.
- NG Units added tasks

Inspect/clean pilot/ignition system

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

Major Components:

Asset : Boiler B-1		Asset : Boiler B-2	
Location :	Boiler Room	Location :	Boiler Room
Manufacturer	:PB	Manufacturer	:H.B SMITH
Model No.	:WBV-03-110-WPCCL	Model No.	28A-6
IBR GAL/HR	1.1	BTU/HR STEAM	:1089000

BTU/HR:129000

BTU/HR WATER:1246000

Circulating Pumps Listing @ 3Total

Period: Yearly/ Sept.,Oct. Fall Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset :	Pump P-1	Asset :	Pump P-2
Location :	Boiler Room	Location :	Boiler Room
Type	:MLE90CC-2-56C-G1	Type	:cartridge
Model No.	:85904400-V06	Model No	:0012-f4-1
VOLTS	:208-230	rpm	3250
Manufacturer	:Grundfos	Manufacturer	::taco
	Volts		115

Asset :	Pump P-3
Location :	Boiler Room
Type	:cartridge
Model No.	:0011-f4
rpm	3250
Manufacturer	:taco
Volts	115

BOILER MATE

Action: Yearly

- Procedures :
- Lift valve several times until it works freely and seats without leaking
 - Test relief valve operation and seal

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Check and verify proper sensor operation

Check on and around unit for leaks

Major Components:

Asset : WH-1

Location : BOILER RM

Manufacturer :AMTROL

Model No. :WH7Z

Capacity :41 GALLON

VOLTS :115 12AMPS

FS- Fire Suppression Quarterly Inspection

Period: 3 Month

Action: Inspection

Procedures:

Test sprinkler alarm valves

Test smoke detectors (random)

Test UVIR optical sensors (random)

Test control panel

Test flow indication switches

Major Components:

Asset : 6" Riser

Location : , BACK ROOM

Manufacturer : TYCO

Model P/N : 1115

Type : WET

Unit Heaters 14 Total

Action: Yearly Service

Procedures Inspect and clean as necessary.

 Check blower motor and blower wheel, clean as needed

Major Components:

Asset :	Asset :
Location : MAIN BAY	Location : MAIN BAY
Manufacturer :Modine	Manufacturer :Modine
Model No. :UHH-080A-E	Model No. ::UHH-080A-E

Asset :	Asset :
Location : MAIN BAY	Location : MAIN BAY
Manufacturer :Modine	Manufacturer :Modine
Model No. ::UHH-080A-E	Model No. ::UHH-080A-E

Asset :	Asset :
Location : MAIN BAY	Location : MAIN BAY
Manufacturer :Modine	Manufacturer :Modine
Model No. ::UHH-080A-E	Model No. ::UHH-080A-E

Asset :	Asset :
Location : MAIN BAY	Location : BAY 5
Manufacturer :Modine	Manufacturer :Modine
Model No. ::UHH-080A-E	Model No. ::UHH-080A-E

Asset :	Asset :
Location : BAY 5	Location : BAY 5
Manufacturer :Modine	Manufacturer :Modine

Model No.	:HS108S01	Model No.	::HS108S01
Asset :		Asset :	
Location :	Supply Rm	Location :	Tool Rm
Manufacturer	:Modine	Manufacturer	:Modine
Model No.	::HS108S01	Model No.	::HS108S01

Asset :		Asset :	
Location :	P.C Rm	Location :	bath rm 103 104
Manufacturer	:Modine	Manufacturer	
Model No.	::HS108S01	Model No.	fin pipe

Air Compressor Service

Period: Yearly

Action: Service

Procedures:

- Check for possible leaks
- Inspect coolers and condenser, clean if necessary
- Replace air filter
- Inspect condensate automatic drain valves for proper operation
- Check belt tension and condition, adjust if necessary
- Check, test safety valve
- Replace oil filter and oil seperator
- Change oil

Major Components:

Asset :	Atlas Copco Air Compressor	Asset :	
Location :	Boiler Room, Rm 166		
Manufacturer:	:Ingersoll rand		

Model No :2545N10

Type: Piston

HV- Air Condition Service

Period: 12 Month

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) for: alignment, vibrations, cracked blades, mounting brackets.

Major Components:

Asset :

Location : office

Manufacturer :Mitsubishi

Model :MSY-A15NA

AMPS :208/230 AMPS15

EXHAUST FANS

Period:

Action:

Procedures: Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components:

Asset :

Asset :

Location : MAIN BAY

Location : Battier Rm

Manufacturer

Manufacturer

Model

Model

Type

Type

FS- Backflow Preventer Tests

Period: Yearly

Action: Test

Procedures:

Test 4 Ames DC 2000 Backflow Devices

Major Components:

Asset : Double Check Backflow #1

Location : Back room

Manufacturer :WATTS

SER :A30175

Model No. :007M2 QT

Size: :1 1/2

ELECTRIC DUCT HEATER

Period:

Action:

Procedures: Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components: DUCT HEATER

Asset : DUCT HEATER

Location : MAIN BAY

Manufacturer MARKEL

Model KW

Bog Brook

O & M Equipment and Tasking List

Hot air furnce annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

- Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals
- NG Units added tasks

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

Major Components:

Asset : Furnce

Asset :

Location :

Location :

Manufacturer

Manufacturer Olsen

Model No. TG9S120D20MP11A

Model No. HMS 110T

Gross Output (MBH) 114000

Gross Output (MBH) 110,000

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Asset : Hot air

Location :

Manufacturer Lennox

Model No. G1604/5-125-1

Gross Output (MBH) 150,000

PW- Water Heater List

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Water Heater

Manufacturer Reliance

Model No. ZORT8 F

Capacity 82

Serial No. M9204783

Type: ELEC

Asset : Water Heater

Manufacturer Bradeford White

Model No. 75T-80-3X

Capacity 75

Serial No. JJ0506714

Type: ELEC

Asset : Water Heater

Manufacturer Rinna

Model No. RU98 I

Capacity 9.8 GPM

Type: Tankless

Asset : Water Heater

Manufacturer Rinna

Model No. RU98 I

Capacity 9.8 GPM

Type: Tankless

Asset : Water Heater

Manufacturer Bradeford white

Model No. MI40S6DS13

Asset : Water Heater

Manufacturer Bradeford white

Model No. 75T-80-3X

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Capacity40

Type: ELEC

Capacity75

Type: ELEC

Heater Pump List

Action: List

Equipment to be covered for repairs

Major Components:

Asset :ManufacturerLennoxModel No. MC60D3XHIHCapacity

Asset :ManufacturerModel No.Capacity

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FMS #1	O & M Equipment and Tasking List		
DDC- HVAC Control Program Inspection		fms-1	Contractor
Period: Yearly			
Action: Inspection			
Procedures:			
Annual review of DDC control program to resolve issues			
Reprogram any faults			
Major Components:			
Asset : Direct Digital Control Program			
Location : Augusta			
Boiler Annual Service		fms-1	Contractor
Period: Yearly/ Sept.,Oct. Fall Service			
Action: Service/ Cleaning			
Procedures:			
Inspect refractory			
Inspect breaching		Inspect/clean pilot/ignition system	
Check firing rate control		Check/adjust gas pressure	
Replace burner nozzle		Inspect/clean burner tubes	
Replace fuel oil filter			
Check high limit safety control		All Units: Conduct and record pre-service	
Check operating control		Efficiency test. Conduct and record after	
Check fuel valve interlock switch		service test. Annual requirement	
Check purge switch			
Remove & clean oil drawer assembly			
Check blower motor and blower wheel, clean as needed			

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset :	Boiler -01	Asset :	Boiler -02
Location :		Location :	
Manufacturer	HB Smith	Manufacturer	HB Smith
Model No.	M450L	Model No.	D87 1762P
No. of Sections	12	No. of Sections	
Material		Material	
Gross Output (MBH)	2220.5	Gross Output (MBH)	187 5
Burner		Burner :	

Asset :		Asset :	
Location :		Location :	
Manufacturer	LOCKINVAR	Manufacturer	LOCKINVAR
Model No.	CHN751	Model No.	CHN751
No. of Sections	F10HOO226413	No. SER	F10HOO226413
Material		Material	
Gross Output (MBH)	630000	Gross Output (MBH)	630000
Burner :		Burner	

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Circulating Pumps Listing

fms-1

Contractor

Action: Service

Period: Clean/Inspect/Service Annually

Check couplings and bearings and shaft seals.

Major Components:

Asset : Circulator Pump

Asset : Circulator Pump P-02

Location :

Location :

Type :

Type :

Model No. :

Model No :

Capacity (GPM) :

Capacity (GPM) :

Manufacturer :TACO

Manufacturer :

Feet Head :

Feet Head :

Asset : Circulator Pump P-03

Asset : Circulator Pump P-04

Location :

Location :

Type :

Type :

Model No. :

Model No :

Capacity (GPM) :

Capacity (GPM) :

Manufacturer :

Manufacturer :

Feet Head :

Feet Head :

Asset : Circulator Pump P-05

Asset : Circulator Pump P-06

Location :

Location :

Type :

Type :

Model No :

Model No :

Capacity (GPM) :

Capacity (GPM) :

Manufacturer :

Manufacturer :

Feet Head :

Feet Head :

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AHU-RTU-MUA-AC Split Unit Service

fms-1

Contractor

Period: Yearly

Action: Service

Procedures:

Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset :

Location :

Manufacturer :

Model :

CFM :

UNIT Heaters

Action: Inspect/clean as necessary.

Equipment to be covered for repairs

Major Components:

Asset : Unit Heater -1

Asset : Unit Heater -2

Location :

Location :

Manufacturer Vulcan

Manufacturer Modine

Model

Model V139501

Size(BTUH)

Ser # 3001071420

CFM

CFM

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Asset : Unit Heater -3

Location :

Manufacturer Vulcan

Model HV-118A

Size(BTUH) 18400

CFM

Asset : Unit Heater -4

Location :

Manufacturer Modine

Model

Size(BTUH)

CFM

Asset : Unit Heater -5

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -6

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -7

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -8

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -9

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -10

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -11

Asset : Unit Heater -12

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Location :

Manufacturer

Model

Size(BTUH)

CFM

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -13

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -14

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -16

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -17

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -18

Location :

Manufacturer

Model

Size(BTUH)

CFM

Asset : Unit Heater -

Location :

Manufacturer

Model

Size(BTUH)

CFM

PW- Water Heater List

fms-1

Contractor

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Water Heater

Asset : Water Heater

Manufacturer Smith

Manufacturer :

Model No.

Model No. :

Capacity 80

Capacity :

Serial No.

Location :

Type: Elec

West Brook

O & M Equipment and Tasking List

Boiler Service (2 Total)

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

- Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Verify low water cut offs are operational

Check combustion make up air for proper operation

Check combustion air for proper settings and efficiency

Check and operate sub equipment for proper operations - refer to asset list for components

Clean all boiler internals

Check and/or replace boiler condensate drain neutralization units.
- NG Units added tasks

Inspect/clean pilot/ignition system

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

Major Components:

- Asset : Boiler B-1

Location :

Manufacturer

Model No.

IBR GAL/HR
- Asset : Boiler B-2

Location :

Manufacturer

Model No.

BTU/HR STEAM

TUBES 7

BTU/HR WATER

Circulating Pumps Listing @ 3Total

Period: Yearly/ Sept.,Oct. Fall Service

Action: Clean/Inspect/Service

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset :	Asset :
Location :	Location :
Type	Type
Model No.	Model No
VOLTS	rpm
Manufacturer	Manufacturer
	Volts

Asset : Pump P-3

Location :

Type

Model No.

rpm

Manufacturer

Volts

Day tank

Action: Yearly

Procedures :

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Check on and around unit for leaks

Major Components:

Asset : WH-1

Location :

Manufacturer

Model No.

GPM

VOLTS

Unit Heaters Total

Action: Yearly Service

Procedures Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components:

Asset : Unit heater

Location :

Manufacturer

Model No.

Asset : Unit heater

Location :

Manufacturer

Model No.

Asset : Unit heater

Location :

Manufacturer

Model No.

Asset : Unit heater

Location :

Manufacturer

Model No.

Asset : Unit heater

Location :

Manufacturer

Model No.

Asset : Unit heater

Location :

Manufacturer

Model No.

EXHAUST FANS

Period:

Action:

Procedures: Inspect and clean as necessary.

 Check blower motor and blower wheel, clean as needed

Major Components:

Asset :

Location :

Manufacturer

Model

Type

FMS # 2

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of Alerton BACtalk control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

FS- Backflow Preventer Tests

Period: Yearly

Action: Test

Procedures:

Test 4 Ames DC 2000 Backflow Devices

Major Components:

Asset : Backflow

Location : Room 106, Mech/Elec

Manufacturer : Wilkins

Type: : Reduced Pressure Principle Assembly

Model No. : 975XL

Size: : 1-1/2"

Max working pressure 175 PSI

Max working water temp 180°F

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Hydro test pressure 350 PSI

FS- Fire Suppression Quarterly Inspection

Period: 3 Month

Action: Inspection

Procedures:

Test sprinkler alarm valves

Test smoke detectors (random)

Test UVIR optical sensors (random)

Test control panel

Test flow indication switches

Major Components:

Asset : C Hangar 6" Riser TO 2"

Location :

Manufacturer Milwaukee

Model

Type

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

- Check fuel valve interlock switch
- Check purge switch
- Remove & clean oil drawer assembly
- Check blower motor and blower wheel, clean as needed
- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Run Boilers on #2 fuel for at least 4 hrs minimum

Major Components:

Asset : Boiler -01	Asset : Boiler -02
Location : BOILER Rm	Location : BOILER Rm
Manufacturer :Munchkin	Manufacturer : HB SMITH
Model No. :199 MLPR2	Model No. :
No. of Sections :	No. of Sections :
Gas type : PROPANE	Material :
Gross Output (MBH) :199000	Gross Output (MBH) :

Circulating Pumps Listing

- Action: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals

Major Components:

Asset : Boiler pumps	Asset : Boiler pumps
Location : Boiler rm	Location :
Type :cariridge	Type :cariridge
Model No. 0012F4	Model No :0012F4
Capacity (GPM) :	Capacity (GPM) :

Manufacturer :Taco

Manufacturer :Taco

Feet Head :

Feet Head :

Asset : Boiler pumps

Asset : Circulating Pump

Location : Boiler rm

Location :

Type :cariridge

Type :cariridge

Model No. :0012F4

Model No :0013-f3

Capacity (GPM) :

Capacity (GPM) :

Manufacturer :Taco

Manufacturer :Taco

Feet Head :

Feet Head :

Asset : Circulating Pump

Asset : Circulating Pump

Location :

Location :

Type cariridge

Type :cariridge

Model No. :008-f6

Model No. :008-f6

Capacity (GPM) :

Capacity (GPM) :

Manufacturer :Taco

Manufacturer :Taco

Feet Head :

Feet Head :

AHU-AC Split Unit

Period: 12 Month

Action: Service

Procedures: Check refrigerant pressures, if low - follow proper procedures for recharging

Check all motor and compressor voltages and amperages

Inspect condenser fan(s) repair/ replace if damaged.

Inspect belts and sheaves, replace if worn. Align as needed.

Inspect/clean condenser coils.

Lubricate fan bearings/ lubricate adjust louvre linkages

Replace air filters

Major Components:

Asset :	AHU 01	Asset :	AHU 02
Location :	ROOM 113	Location :	GYM
Manufacturer	:TRANE	Manufacturer	:TRANE
Model	:BCHO54E2AOAIUA2E000000BC4000FE	Model	:BCHCO6EZA0A2VAZGOOOOOOOO
CFM	:	CFM	:

Asset :	AC Split Unit	Asset :	AC Split Unit
Location :	office	Location :	office
Manufacturer	Trane	Manufacturer	Trane
Model	2TTA3048A3000AA	Model	2TTA3048A3000AA
Serial no	6333pm33f	Serial no	716228h4f

Asset :	AC Split Unit
Location :	Garage
Manufacturer	Mitsubish
Model	MUZ-FE09NA
CFM	

HV- Unit Heaters Listing

Action: Equipment to be covered for repairs in the event of failure

Major Components:

Asset :		Asset :	
Location :		Location :	
Type	: Hot water	Type	:136-112-01
Model No.	:4S18501	Model No.	:UHSA-230S-8C-AAJ
Manufacturer	:MODINE	Manufacturer	:TRANE

Drive	:	Drive	:
Asset :		Asset :	Garage
Location :	Garage	Location :	
Type	Hot water	Type	Hot water
Model No.	247501	Model No.	:HB-368
Manufacturer	:MODINE	Manufacturer	:BEACON MORRIS
Drive	:	Drive	:
Asset :		Asset :	
Location :	Garage	Location :	Garage
Type	Hot water	Type	Hot water
Model No.	247501	Model No.	:HUSA23058CAAJ
Manufacturer	:MODINE	Manufacturer	:TRANE
Drive	:	Drive	:
Asset :		Asset :	
Location :	Garage	Location :	Garage
Type	: Hot water	Type	Hot water
Model No.	:HUSA23058CAAJ	Model No.	:HUSA23058CAAJ
Manufacturer	:Trane	Manufacturer	:BEACON MORRIS
Drive	:	Drive	:
Asset :		Asset :	
Location :	Equipment rm	Location :	Garage
Type	:Hot water	Type	Hot water
Model No.	:HS18S01	Model No.	:HUSA23058CAAJ
Manufacturer	:Modine	Manufacturer	:BEACON MORRIS
Drive	:	Drive	:

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Asset :

Location : Elec rm

Type Hot water

Model No. 4s18501

Manufacturer :Modine

Drive :

HV FTR-Fin-Tube Radiant Heaters Listing

Action: Listing

Major Components:

Asset : Fin-Tube Radiant Heater

Location : Main building

Length :

Flow (GPM) :

HV- VAV Boxes Listing

Action: quipment to be covered for repairs in the event of failure

Major Components:

Asset : VAV 1.1

Location : Supply

Manufacturer: :

Model No: :CP10300243281

Size: :

PW- Water Heater List

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Action: List quipment to be covered for repairs in the event of failure

Major Components:

Asset : Water Heater		Asset : Water Heater	
Manufacturer	:Bradford white copration	Manufacturer	SUPERSTOR CONTENDER
Model No.	M240S6DS5	Model No.	SSC-80
Capacity	40	Capacity	80
Serial No.	BB5890825	Serial No.	
Type:	:ELEC	Type:	indiect fired

EXHAST FANS

Period:

Action:

Procedures: Inspect and clean as necessary.
 Check blower motor and blower wheel, clean as needed

Major Components:

Asset : EXHAST FANS		Asset : EXHAST FANS	
Location :	Garage	Location :	Garage
Manufacturer		Manufacturer	
Model		Model	
Type		Type	
Asset : EXHAST FANS		Asset : EXHAST FANS	
Location :	Garage	Location :	supply
Manufacturer		Manufacturer	loren cook
Model		Model	60SON-B
Type		Type	Power ventillator

Sanford Armory

O & M Equipment and Tasking List

DDC- HVAC Control Program Inspection

Period: Yearly

Action: Inspection

Procedures:

Annual review of DDC control program to resolve issues

Reprogram any faults

Major Components:

Asset : Direct Digital Control Program

Location : Augusta

Boiler Annual Service

Period: Yearly/ Sept.,Oct. Fall Service

Action: Service/ Cleaning

Procedures:

Inspect refractory

Inspect breaching

Check firing rate control

Replace burner nozzle

Replace fuel oil filter

Check high limit safety control

Check operating control

Check fuel valve interlock switch

Check purge switch

Remove & clean oil drawer assembly

Check blower motor and blower wheel, clean as needed

Inspect/clean pilot/ignition system

Check/adjust gas pressure

Inspect/clean burner tubes

All Units: Conduct and record pre-service

Efficiency test. Conduct and record after

service test. Annual requirement

- Verify low water cut offs are operational
- Check combustion make up air for proper operation
- Check combustion air for proper settings and efficiency
- Check and operate sub equipment for proper operations - refer to asset list for components
- Clean all boiler internals

Major Components:

Asset : Boiler -01	Asset : Boiler -02
Location :	Location :
Manufacturer :	Manufacturer :
Model No. :	Model No. :
No. of Sections :	No. of Sections :
Material :	Material :
Gross Output (MBH) :	Gross Output (MBH) :
Burner :	Burner :

Circulating Pumps Listing

Sanford

- Action: Service
- Period: Clean/Inspect/Service Annually
- Check couplings and bearings and shaft seals.

Major Components:

Asset : Circulator Pump P-01	Asset : Circulator Pump P-02
Location :	Location :
Type :	Type :
Model No. :	Model No. :
Capacity (GPM) :	Capacity (GPM) :

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Manufacturer :Manufacturer :

Feet Head :Feet Head :

Asset : Circulator Pump P-03Asset : Circulator Pump P-04

Location :Location :

Type :Type :

Model No. :Model No :

Capacity (GPM) :Capacity (GPM) :

Manufacturer :Manufacturer :

Feet Head :Feet Head :

AHU-RTU-MUA-AC Split Unit ServiceSanford

Period: Yearly

Action: Service

- Procedures:
- Check refrigerant pressures, if low - follow proper procedures for recharging
 - Check all motor and compressor voltages and amperages
 - Inspect condenser fan(s) repair/ replace if damaged.
 - Inspect belts and sheaves, replace if worn. Align as needed.
 - Inspect/clean condenser coils.
 - Lubricate fan bearings/ lubricate adjust louvre linkages
 - Replace air filters

Major Components:

Asset : ERV-1Asset : MAU-1

Location :RoofLocation :Roof

Manufacturer :GreenheckManufacturer :Greenheck

Model :PVE-20-SC	Model :DSX-P120-H22-HZ
Asset : ERV-2	Asset : ERV-3
Location :	Location :
Manufacturer :	Manufacturer :
Model :	Model :
Asset : CU-1A	Asset : CU-1B
Location : Mech rm	Location : Mech rm
Manufacturer DAIKEN	Manufacturer DAIKEN
Model reyq120tatju	Model REY120TATJU
Heat Pumps Listing	Sanford
Action: Inspect/clean as necessary.	
6 Month Service	
Replace air filters	
Check refrigerant pressures, if low - follow proper procedures for recharging	
Check all motor and compressor voltages and amperages	
Inspect condenser fan(s) repair/ replace if damaged.	
Inspect belts and sheaves, replace if worn. Align as needed.	
Inspect/clean condenser coils. Inspect clean condensate drip pans.	
Lubricate fan bearings/ lubricate adjust louvre linkages	
Check and verify reversing valves work and don't stick.	
Major Components:	
Asset : HP-1-1	Asset : HP-1-2
Location : Break rm 123	Location : Library124
Manufacturer	Manufacturer
Model	Model

Asset : HP-1-3

Location : conidor 125

Manufacturer

Model

Asset : HP-1-4

Location : Classroom 126

Manufacturer

Model

Asset : HP-1-5

Location : Classroom 127

Manufacturer

Model

Asset : HP-1-6

Location : Classroom 128

Manufacturer

Model

Asset : HP-1-7

Location : Storage

Manufacturer

Model

Asset : HP-1-8

Location : Basement

Manufacturer

Model

Asset : HP-2-1

Location : Rm 102

Manufacturer

Model

Asset : HP-2-2

Location : Lobby

Manufacturer

Model

Asset : HP-3-1

Location : Kit

Manufacturer

Model

Asset : HP-2-3

Location : Rm 104

Manufacturer

Model

Asset : HP-2-4

Location : Rm 105

Manufacturer

Asset : HP-2-5

Location : Kit office

Manufacturer

Model

Model

Asset : HP-2-6

Asset : HP-3-2

Location : Kit

Location : Fitness rm

Manufacturer

Manufacturer

Model

Model

Asset : HP-3-3

Asset : HP-3-4

Location :

Location : Locker rm

Manufacturer

Manufacturer

Model

Model

Asset : HP-3-5

Asset : HP-3-6

Location : Assembly hall

Location : Womens bath rn

Manufacturer

Manufacturer

Model

Model

Gas unit heaters

Sanford

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Gas unit heaters GUH-1

Asset : Gas unit heaters 2

Location : Mechanical rm

Location : Mechanical rm

Manufacturer: :

Manufacturer: :

Model No: :

Model No: :

Size: :

Size: :

Asset : Gas unit heaters 3

Asset :

Location : Maintenance rm

Location :

Manufacturer: :

Manufacturer: :

Model No: :

Model No: :

Size: :

Size: :

PW- Water Heater List Solar

Sanford

Action: List

Equipment to be covered for repairs

Major Components:

Asset : Water Heater WH3A

Asset : Water Heater WH3B

Manufacturer :Manufacturer :

Model No. :Model No. :

Capacity :Capacity

Location :KitLocation :Kit

Asset : Water HeaterWH1A

Asset : Water Heater WH1B

Manufacturer :Manufacturer :

Model No. :Model No. :

Capacity :Capacity :

Location :Women's rmLocation Women's rm

Asset : Water Heater WH2A

Asset : Water Heater WH2B

Manufacturer :Manufacturer :

Model No. :Model No. :

Capacity :Capacity :

Location :Men's RmLocation :Men's Rm

Asset : Water HeaterEWH-4

Manufacturer :

Model No. :PROPH50 T2 RH350D

Capacity 50

Location :

Exhaust Fan 6 Sanford

Action: Listing Equipment to be covered for repairs in the event of failure

Major Components:

Asset :	Exhaust Fan 1	Asset :	Exhaust Fan 2
Location :	Roof	Location :	Roof
Model No.	Cube-141-7-x	Model No.	
Manufacturer	Greenheck	Manufacturer	

Asset :	Exhaust Fan 3	Asset :	Exhaust Fan 4
Location :	Roof	Location :	Roof
Model No.		Model No.	Cube-141-7-x
Manufacturer		Manufacturer	Greenheck

Asset :	Exhaust Fan 5	Asset :	Exhaust Fan 6
Location :		Location :	
Model No.		Model No.	
Manufacturer		Manufacturer	