



**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:

<b>COMMONLY KNOWN ACRONYMS AND DEPARTMENT ABBREVIATIONS</b>	
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 contact. 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

## 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"/>	

**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

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%

**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"

**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.

**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.energymaine.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.

**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.



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

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.

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.

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

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.

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

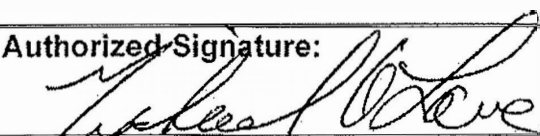
**State of Maine  
 Department of Defense Veterans and Emergency Management  
 PROPOSAL COVER PAGE  
 RFP# 202005089**

**HVAC & Plumbing/Preventive Maintenance and Emergency Repair  
 For  
 State of Maine Military Bureau Facilities**

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

<b>Name (Print):</b> Michael A. Lane	<b>Title:</b> President
<b>Authorized Signature:</b> 	<b>Date:</b> 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# 202005089

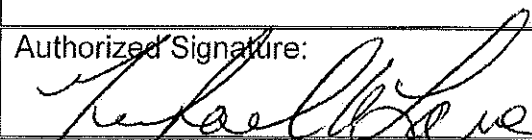
HVAC & Plumbing/Preventive Maintenance and Emergency Repair  
For  
State of Maine Military Bureau Facilities

<b>Bidder's Organization Name:</b>	<b>XL MECHANICAL &amp; ENERGY MANAGEMENT SERVICES</b>
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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

## STATE OF MAINE | MASTER AGREEMENT CONTRACT

18P 210315-091

## RIDER E

FACILITY ZONES

<b><u>ZONE 1</u></b>
FMS #5, Caribou- 20 North street Caribou
Houlton Armory, 84 Pleasant Street Houlton
Calais Armory, 11 Calais Avenue Calais
<b><u>ZONE 2</u></b>
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 <b><u>( Repair Only)</u></b>
Brewer Armory, 133 Elm Street Brewer
Skowhegan Armory, 9 North Armory Drive Skowhegan
<b><u>ZONE 3</u></b>
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 MVS, Lewiston 55 Alfred Plourde Parkway Lewiston
FMS #2 Auburn Maintenance, 64 Mount Apatite Rd. Auburn
<b><u>ZONE 4</u></b>
Waterville Armory, 74 Drummond Ave Waterville
WMD CST, 1 Armory Road Waterville
Joint Forces Head Quarters 23 Blue Star Avenue Augusta. <b><u>( Repair Only)</u></b>
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
<b><u>ZONE 5</u></b>
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.

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**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

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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 :

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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 :

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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



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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

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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

Location : Roof

Model No. Cube-141-7-x

Manufacturer Greenheck

Asset : Exhaust Fan 2

Location : Roof

Model No.

Manufacturer

Asset : Exhaust Fan 3

Location : Roof

Model No.

Manufacturer

Asset : Exhaust Fan 4

Location : Roof

Model No. Cube-141-7-x

Manufacturer Greenheck

Asset : Exhaust Fan 5

Location :

Model No.

Manufacturer

Asset : Exhaust Fan 6

Location :

Model No.

Manufacturer

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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

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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 :

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Asset : AC-5

Asset : AC-6

Location : Conference Room

Location : Medical Suite

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 :



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Asset : HV-6

Location : Kitchen

Manufacturer

Model

CFM

Asset : HV-7

Location : Shop

Manufacturer :

Model :

CFM :

Asset : ERU-1

Location : Locker Room

Manufacturer :

Model :

BTUH :

Asset : CU-1

Location : Outside

Manufacturer Mitsubishi

Model P144TKMU-A

Serves AC-1 to AC-5

Asset : CU-2

Location : Outside

Manufacturer Mitsubishi

Model P144TKMU-A

Serves AC-6 to AC-9

Asset : ERU-1

Location : Locker Room

Manufacturer :

Model :

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

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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

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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

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Air Handlers AHU-01, AHU-02

Action Service

Period Yearly

Procedures

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

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

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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

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- 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. Clean air 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 Remove 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 (evaporator, HW, CHW). Brush and compressed air
- 12 Check and clean condensate pans and drains
- 13 Check motors and compressors for proper 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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Location: B-19  
Type: In-Line  
Manufacturer: Grundfos  
Type: UPS43-100SF  
P/N: 95906638

Geothermal Heat Circulator Pumps

Asset: P-08 GHP-01  
Location: 140  
Type: In-Line  
Manufacturer: Grundfos  
Type: UPS40-80/2F  
P/N: 96402762  
Mod.: C

Asset: P-09 GHP-02  
Location: 140  
Type: In-Line  
Manufacturer: Grundfos  
Type: UPS40-80/2F  
P/N: 96402762  
Mod.: C

Asset: P-10 GHP-03  
Location: 140  
Type: In-Line  
Manufacturer: 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

Asset: SWP-02  
Location: 227

Manufacturer: Type: In-Line  
Grundfos

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 seals as needed. Lubricate linkages as needed
- 4 Check all electrical connections and tighten as needed
- 5 Remove 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 (evaporator, HW, CHW). Brush and compressed air
- 8 Check and clean condensate pans and drains
- 9 Check motors and compressors for proper voltage and amperage operation
- 10 Check and operate all sub-equipment for proper operation

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Major Components

Asset: HP-1-01  
Location: 101  
Manufacturer: Trane  
Model no.: GEHE00671D01A0BLD010000  
Serial No. W13H14932  
Order No. A2S151C-E

Asset: HP-1-02  
Location: 102  
Manufacturer: Trane  
Model no.: GEHE00671D01A0BLD010000  
Serial No. W13H14931  
Order No. A2S151C-E

Asset: HP-1-03  
Location: 103  
Manufacturer: Trane  
Model no.: GEHE00671D01A0BLD010000  
Serial No. W13H14933  
Order No. A2S151C-E

Asset: HP-1-04  
Location: 106  
Manufacturer: Trane  
Model no.: GEHE01571D01A0LLD010000  
Serial No. W13H14923  
Order No. 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

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

Heat Pumps Second 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 seals as needed. Lubricate linkages as needed
- 4 Check all electrical connections and tighten as needed
- 5 Remove 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 (evaporator, HW, CHW). Brush and compressed air
- 8 Check and clean condensate pans and drains
- 9 Check motors and compressors for proper voltage and amperage operation
- 10 Check and operate all sub-equipment for proper operation

Major Components

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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:	Trane
Model no.:	GEHE0271D01A0BRD010000
Serial No.	W13H15018
Order No.	
Asset:	HP-2-10
Location:	hall 229
Manufacturer:	Trane
Model no.:	GEHE01571D01A0BRD010000
Serial No.	W13H15022
Order No.	A2S151C-Q
Asset:	HP-2-11
Location:	221
Manufacturer:	Trane
Model no.:	GEHE00971D01A0RLD010000
Serial No.	W13H14946
Order No.	A2S151C-J
Asset:	HP-2-12
Location:	223
Manufacturer:	Trane
Model no.:	EXHF04241A03AOLLd010000
Serial No.	W13H13870
Order No.	A2S145A-E
Asset:	HP-2-13
Location:	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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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

Manufacturer: Trane  
Model no.: GEHE00671D01A0BLD010000

Serial No. W13H14927  
Order No. A2S151C-E

Heat pumps Lower level

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 seals as needed. Lubricate linkages as needed
- 4 Check all electrical connections and tighten as needed
- 5 Remove 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

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

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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                      Repair 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 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 : 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	Model No.	:	F1209
Capacity (GPM)	:		Capacity (GPM)	:	
Manufacturer	:	Taco	Manufacturer	:	Taco
Feet Head	:		Feet Head	:	

Asset :	Pump HWP1E	Asset :	Pump HWP2E
Location :	East Billet Mechanical	Location :	East 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	:	

Asset :	Pump HCWP1E	Asset :	Pump HCWP2E
Location :	East Billet Mechanical	Location :	East Billet Mechanical

Type	:	End Suction	Type	:	End Suction
Model No	:	KV2007	Model No	:	KV2007
Capacity (GPM)	:		Capacity (GPM)	:	
Manufacturer	:	Taco	Manufacturer	:	Taco
Feet Head	:		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.

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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

Location : Room 106

Manufacturer Data-Aire

Model DAMA0112P

CFM :

Asset : ERU-1

Location : Room 159

Manufacturer Renew Aire

Model HE3X1N

CFM :

Asset : ERU-2

Location : Room 111

Manufacturer Renew Aire

Model HE3X1N

CFM :

Asset : ERU-1W

Location : West Billet Attic

Manufacturer Renew Aire

Model HE3X1N

CFM :

Asset : ERU-1E

Location : East Billet Attic

Manufacturer Renew Aire

Model HEXINH

CFM :

Asset : ERU-1N

Location : North Billet Attic

Manufacturer Renew Aire

Model HEXINH

CFM :

Asset : ERU-1D

Location : Dining Hall Mechanical

Manufacturer Renew Aire

Model HEXINH

CFM

Asset : FCV-1D

Location : Dining Hall Electric Room

Manufacturer Environ Aire

Model KWCA09A0

CFM :

Asset : RTU-1D

Location : Dining Area Roof

Manufacturer Lennox

Model LGH060S4

Asset : RTU-2D

Location : Dining Area Roof

Manufacturer Lennox

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

Model NXW540R4

Size(BTUH)

Size(BTUH) :

HV- VAV Boxes Listing

Action: List

Major Components:

Asset : VAV 1

Asset : VAV 2

Location : Room 144

Location : Room 132

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 10

Model No: DESV 12

Size: 14 X 12.5, 16.7 MBH Coil

Size: 16 X 15, 23.8 MBH Coil

Asset : VAV 3

Asset : VAV 4

Location : Room 134

Location : Room 144

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 06

Model No: DESV 12

Size: 12 X 8, 7.3 MBH Coil

Size: 16 X 15, 24.2 MBH Coil

Asset : VAV 5

Asset : VAV 6

Location : Room 135

Location : Room139/Hall

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 08

Model No: DESV 08

Size: 12 X 10, 12.3 MBH Coil

Size: 12 X 10, 9.6 MBH Coil

Asset : VAV 7

Asset : VAV 8

Location : Room 144

Location : Room 140

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 14

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

Asset : VAV 10

Location : Room 144

Location : Room 146

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 14

Model No: DESV 10

Size: 20 X 17.5, 48 MBH Coil

Size: 14 X 12.5, 18.1 MBH Coil

Asset : VAV 11

Asset : VAV 12

Location : Room 141

Location : Room 129

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 06

Model No: DESV 08

Size: 12 X 8, 7 MBH Coil

Size: 12 X 10, 12 MBH Coil

Asset : VAV 13

Asset : VAV 14

Location : Room 128B

Location : Room 132

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 10

Model No: DESV 10

Size: 14 X 12.5, 19.5 MBH Coil

Size: 14 X 12.5, 18.4 MBH Coil

Asset : VAV 15

Asset : VAV 16

Location : Room 130

Location : Room 128C

Manufacturer: Titus

Manufacturer: Titus

Model No: DESV 10

Model No: DESV 10

Size: 14 X 12.5, 15.8 MBH Coil

Size: 14 X 12.5, 19.8 MBH Coil

Asset : VAV 17

Asset : VAV 18

Location : Room 131

Location : Room 128A

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Manufacturer: Titus

Model No: DESV 10

Size: 14 X 12.5, 14.4 MBH Coil

Manufacturer: Titus

Model No: DESV 14

Size: 20 X 17.5, 44.1 MBH Coil

Asset : VAV 19

Location : Room 125

Manufacturer: Titus

Model No: DESV 10

Size: 14 X 12.5, 18.1 MBH Coil

Asset : VAV 20

Location : Room 107

Manufacturer: Titus

Model No: DESV 12

Size: 16 X 15, 30.8 MBH Coil

Asset : VAV 21

Location : Room 107

Manufacturer: Titus

Model No: DESV 16

Size: 24 X 18, 62.8 MBH Coil

Asset : VAV 22

Location : Room 107

Manufacturer: Titus

Model No: DESV 16

Size: 24 X 18, 62.8 MBH Coil

Asset : VAV 23

Location : Room 107

Manufacturer: Titus

Model No: DESV 10

Size: 14 X 12.5, 32.6 MBH Coil

Asset : VAV 24

Location : Room 108 Front

Manufacturer: Titus

Model No: DESV 14

Size: 20 X 17.5, 42.8 MBH Coil

Asset : VAV 25

Location : Room 110

Manufacturer: Titus

Model No: DESV 14

Size: 20 X 17.5, 45.3 MBH Coil

Asset : VAV 26

Location : Room 147

Manufacturer: Titus

Model No: DESV 08

Size: 12 X 10, 11.4 MBH Coil

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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

Asset : Walrus DW Booster Pumps

Location : East Billet Mechanical

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

S/N 12705

Asset : Walrus DW Booster Pumps

Location : North Billet Mechanical Rm

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

S/N 12708

Asset : Walrus DW Booster Pumps

Location : West Billet Mechanical

Manufacturer: Walrus DW Booster Pumps

Model No TPH12T3K-A

S/N 12706

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).

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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

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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

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:

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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

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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

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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 :

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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 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

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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

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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 :	

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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 Maqint. Area

Manufacturer : Reznor

Manufacturer : Trane

Model : RDF2-80-3

Model : TSCB030UOF

BTUH : 950,000

: Heat Coil from Boilers

Water Heater/Natual 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 combustion efficiency test

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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

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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:

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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(function 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

Asset : Pump 6 Boiler

Location : Boiler Room locker rm

Location : Boiler Room

Type cartridge  
Model No. 008-f6  
VOLTS 115 / .79 amps  
Manufacturer Taco

Type Class F  
Model No UPS 26-99FC  
Volts 115/  
Manufacturer Grundfos

Asset : Pump 7 Boiler

Asset : Pump 8 hot water

Location : Boiler Room

Location : Boiler Room

Type Class F  
Model No. UPS 26-99FC  
VOLTS 115/  
Manufacturer GRUNDFOS

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 :

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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

EXHAUST 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 ARMSTRONG

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

Location : rm128,136

Manufacturer: :

Model No: :

Size: :

Asset : VAV 2

Location : rm129

Manufacturer: :

Model No: :

Size: :

Asset : VAV 3

Location : hall

Manufacturer: :

Model No: :

Size: :

Asset : VAV 4

Location : rm 121,122,,124,125

Manufacturer: :

Model No: :

Size: :

Asset : VAV 5

Location : Rm 118,119

Manufacturer: :

Model No: :

Size: :

Asset : VAV 6

Location : rm 117

Manufacturer: :

Model No: :

Size: :

Asset : VAV 7

Location : rm 130,131,134

Asset : VAV 8

Location : Rm 113,114,115,11 kit

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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 program 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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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Type :CARTRIDGE

Model No. 007-F5

HP :1/25

Manufacturer :TACO

Asset : Circulator Pump P-09

Location : BOILER RM

Type :CARTRIDGE

Model No. :0012F4

HP :1/8

Manufacturer :TACO

Asset : Circulator Pump P-11

Location : BOILER RM

Type PERMAMENT SPILT

Model No. :0011-SF4

HP :1/8

Manufacturer :TACO

Type :CARTRIDGE

Model No. :0012F4

HP :1/8

Manufacturer :TACO

Asset : Circulator Pump P-10

Location : BOILER RM

Type :CARTRIDGE

Model No. :0012F4

HP :1/8

Manufacturer :TACO

Asset : Circulator Pump P-12

Location : BOILER RM

Type PERMAMENT SPILT

Model No. :0011-SF4

HP :1/8

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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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Replace air filters

Major Components:

Asset : RTU 01

Location : roof

Manufacturer :Mcquay

Model : MPS006AYCM

VOLTS :208/230

Asset : HEAT PUMP

Location : OUTSIDE

Manufacturer :DAYCON

Model RXS18LVTU

Asset : AC

Location : OUTSIDE

Manufacturer aire-flo

Model :2AC13B30P-2B

Asset : AC

Location : OUTSIDE

Manufacturer aire-flo

Model :2AC13B30P-2B

HV- Unit Heaters Listing

Action: Listing

Major Components:

Asset : UH 01

Location : garage

Model No. :HS24S01

Manufacturer :MODINE

Asset : UH 02

Location :

Model No. 200

Manufacturer :BECON MORRIS

Asset : UH 03

Location : DRILL HALL

Model No. :Large units

Manufacturer :MODINE

Asset : UH 04

Location : garage

Model No. :HS24S01

Manufacturer :MODINE

Asset : UH 05

Asset : UH 06

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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Location : DRILL HALL

Model No. :Large units

Manufacturer :MODINE

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:

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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



**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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DAMPER MOTORS

Action: Listing

Major Components:

Asset :

Location : BOILER RM

Model No. M9220-BAA-3

Manufacturer Johnson control

Asset :

Location :

Model No. RH120

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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No. of Sections :

No. of Sections :

Material :CAST IRON

Material :CAST IRON

Gross Output (MBH) 500

Max output :308000

Burner :

Burner :

Asset : Boiler 1

Asset : Boiler 2

Location : Garage

Location : Garage

Manufacturer :Smith

Manufacturer :Smith

Model No. 19HE-03

Model No. 19HE-03

No. of Sections

No. of Sections

Material

Material

Max output

Max output

Burner :

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

Asset : Pump

Location : Garage boiler rm

Location : Garage boiler rm

Type :cariridge

Type :cariridge

Model No. :C4C17DC9J

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

Location : boiler rm

Type : cartridge

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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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

Location : office

Manufacturer:

Manufacturer:

Model No:

Model No:

Size:

Size:

Asset : VAV 3

Asset : VAV 4

Location : office

Location : Taining

Manufacturer:

Manufacturer:

Model No:

Model No:

Size:

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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**18P 210315-091**

Location :

Manufacturer: Rinnai

Model No:

Capacity:

Location :

Manufacturer: Amtrol

Model No: WH120ZCDW

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:

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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TUBES 7 BTU/HR WATER 129000

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

Asset : Pump P-2

Location : Boiler Room

Location : Boiler Room

Type SCS

Type

Model No. HQN 56C34D1200H P

Model No

VOLTS 115/208/239

rpm

Manufacturer Marathon

Manufacturer

Volts

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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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Location : BOILER RM

Manufacturer Huffman

Model No. 100 V5FD

GPM 15

VOLTS 115

Unit Heaters Total

Houlton

Contractor

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 :

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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 :

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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 :Boiler feed

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





STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

Lubricate bearings

Check couplings and bearings and shaft seals.

Major Components:

Asset : Pump P-1

Location : Boiler rm

Type STAR S30V-25

Model No. Wilo

Asset : Pump P-2

Location : Boiler rm

Type STAR S30V-25

Model No Wilo

Asset : Pump P-3

Location : Boiler rm

Type Cartridge

Model No 007-F5

Asset : Pump P-4

Location : Boiler rm

Type Cartridge

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

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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-19918

Capacity :



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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

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**18P 210315-091**

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

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 efficiency

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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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.

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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

YearlyService

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Asset : CU-1 Condensing unit

Asset : CU-1 Condensing unit

Location : Mech Rm

Location : Mech Rm

:Daikin Manufacturer :Daikin

:REYQ96TATJU Model ::REYQ96TATJU

Asset : CU-2 Condensing unit

Asset : CU-2 Condensing unit

Location : Mech Rm

Location : Mech Rm

:Daikin Manufacturer :Daikin

::REYQ96TATJU Model ::REYQ96TATJU

Asset : CU-5 Condensing unit

Location : Mech Rm

:Daikin

::REYQ96TATJU

FXQ07PVJU

FXQ18PVJU

FXQ12PVJU

Asset : AH-22

Location :

Daikin

Asset : AH-23

Asset : AH-24

Location :

Location :

Daikin

Manufacturer Daikin

Model

Asset : AH-25

Asset : AH-26

Location : 101

Location : 101A

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Daikin  
Manufacturer Daikin  
Model

Asset : AH-27                      Asset : AH-28  
Location :    102                      Location :    102A

Daikin  
Manufacturer Daikin  
Model

Asset : AH-29                      Asset : AH-30  
Location :    103                      Location :    104B

Daikin  
Manufacturer Daikin  
Model

Asset : AH-31                      Asset : AH-32  
Location :    104B                      Location :    104B

Daikin  
Manufacturer Daikin  
Model

Asset : AH-33                      Asset : AH-34  
Location :                              Location :    134

Daikin  
Manufacturer Daikin  
Model

Asset : AH-35                      Asset : AH-36  
Location :    134B                      Location :    107B

Daikin  
Manufacturer Daikin  
Model

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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**18P 210315-091**

Asset : AH-49

Asset : AH-50

Location : 224

Location : 230

Daikin

Manufacturer Daikin

Model

Asset : AH-51

Asset : AH-52

Location : 230

Location : 225

Daikin

Manufacturer Daikin

Model

Asset : AH-53

Asset : AH-54

Location : 113

Location : 113

Daikin

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



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Check and/or replace boiler condensate drain neutralization units.

Asset : Gas unit heaters -1

Location : Mech rm

Modine

PTS350SSOLLZFBAN

Manufacturer

Modine

Model PTS350SSOLLZFBAN

Asset : Gas unit heaters-2

Location : Mech rm

Building 7

Contractor

Action: List

Asset : VAV-1

Location : 130

Asset : VAV-2

Location :

Manufacturer

Model

Asset : VAV-3

Location : 130

Asset : VAV-4

Location : 131

Manufacturer

Model

Asset : VAV-5

Location : 132

Asset : VAV-6

Location : 133

Manufacturer

Model

Asset : VAV-7

Location : 105

Asset : VAV-8

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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:Daiken	Manufacturer: Daiken
::MQTH505	Model No: ::MQTH505
Asset : VAV-11	Asset : VAV-12
Location : 139	Location : 136C
:Daiken	Manufacturer: :Daiken
::MQTH505	Model No: ::MQTH505

Asset : VAV-13	Asset : VAV-14
Location : 136	Location : 136
:Daiken	Manufacturer: :Daiken
::MQTH505	Model No: ::MQTH505

Building 7	Contractor
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Action: List

Asset : Water Heater	Asset : Water Heater
:Bradford white	Manufacturer :Bradford white
:RE2H50S10	Model No. :M230R6DS
50	Capacity 30
:3rd floor	Location :2 Floor
:Elec	Type:: Elec

Asset : Water Heater	Asset : Water Heater
:Bradford white	Manufacturer :Bradford white
RE2H80T1-0	Model No. M24DS6DS
30	Capacity 30
:2 Floor	Location :2 Floor
Elec	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

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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 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

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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



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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

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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 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

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18P 210315-091

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 : Suppy

Manufacturer Vulcan

Manufacturer Vulcan

Model HV-024

Model HV-104

Asset : Units HEATERS 3

Asset : Units HEATERS 4

Location : Warehouse

Location : Suppy

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

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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

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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

18P 210315-091

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 ::Cartridge

Type ::Cartridge

Model No. ::107f71fc

Model No. ::107f71fc

Manufacturer ::Taco

Manufacturer ::Taco

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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

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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

Asset : Boiler -01

Location : Boiler rm

Manufacturer York

Model No. GY85080B16UH11C

Building 17

Contractor

Action: List

Equipment to be covered for repairs

Asset : Water Heater heat pump

Asset :

Reliance

Manufacturer Reliance

540-20RS4

Model No. 540-20RS4

40

Capacity 40

Serial No.

:Elec

Type: :Elec

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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                      Model :YCJD48S43S3A

CFM :                                              CFM :

Asset : AC                                      Asset : AC

Location :    Outside                      Location :    Outside

Manufacturer YORKS                      Manufacturer YORKS

Model YCJD48S43S3A                      Model YCJD48S43S3A

CFM                                              CFM

Asset : AHU-1                                  Asset : AHU-2

Location :    Above ceiling                      Location :    Above ceiling

Manufacturer York                              Manufacturer York

Model YCJD48S43S3A                      Model YCJD48S43S3A

CFM                                              CFM

Asset : AHU-3                                  Asset : AHU-4

Location :    Above ceiling                      Location :    Above ceiling

Manufacturer York                              Manufacturer York

Model YCJD48S43S3A                      Model YCJD48S43S3A

CFM                                              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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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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                      Manufacturer Vulcan  
Model HV-24                                  Model HV-24

Asset : Units HEATERS 19                      Asset : Units HEATERS 20  
Location : Maintenance Bay                      Location : Maintenance Bay  
Manufacturer Vulcan                      Manufacturer Vulcan  
Model HV-24                                  Model HV-24

Asset : Units HEATERS 21                      Asset : Units HEATERS 22  
Location : Maintenance Bay                      Location : Maintenance Bay  
Manufacturer Vulcan                      Manufacturer Vulcan  
Model HV-24                                  Model HV-24

Asset : Units HEATERS 24                      Asset : Units HEATERS 24  
Location : Maintenance Bay                      Location : Maintenance Bay  
Manufacturer Vulcan                      Manufacturer Vulcan  
Model HV-24                                  Model HV-24

PW- Water Heater List                      Building 35                      Contractor  
Action: List  
Equipment to be covered for repairs

Major Components:  
Asset : Water Heater  
Manufacturer Brarford White  
Model No. HA60 1928G  
Capacity 50

Exhaust Fans                      Building 35                      Contractor  
Action: List

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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 : Maintenave BAY

Location : :Maintenave BAY RM 101

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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Camp Keyes Bldg #37

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 :

Location :

Manufacturer :DeDietrich

Manufacturer ::DeDietrich

Model No. :GT 430A-8

Model No. :GT 430A-8

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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



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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

Manufacturer Modine

Model HS86S01

Location : Maintenance bay

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 5

Location : Maintenance bay

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 6

Location : Maintenance bay

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 7

Location : Maintenance bay

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 8

Location : Maintenance bay

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 9

Location : Rm 116

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 10

Location :

Manufacturer Modine

Model

Asset : Units HEATERS 11

Location : Hall

Manufacturer Modine

Model HS245S01

Asset : Units HEATERS 12

Location : Welding shop

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 13

Location : End bay

Manufacturer Modine

Model HS86S01

Asset : Units HEATERS 14

Location : Machine shop

Manufacturer Modine

Model HS19S01

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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



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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

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**18P 210315-091**

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



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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

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Asset : IE 1-5

Location : 203

Manufacturer: :York

Model No: :TIC4036B21S

Asset : IE 1-6

Location :

Manufacturer: :York

Model No: TIC108B21S

Asset : IE 1-7

Location : 201

Manufacturer: :York

Model No: :TIC 4036B21S

Asset : IE 2-1

Location :

Manufacturer: :York

Model No: :TICMO15B21S

Asset : IE 2-2

Location : lobby

Manufacturer: :York

Model No: :TIW00821S

Asset : IE 2-3

Location : 125

Manufacturer: :York

Model No: :TWM008B21S

Asset : IE 2-4

Location : 124

Manufacturer: :York

Model No: :TIC108B21S

Asset : IE 2-5

Location : 123

Manufacturer: :York

Model No: TIC108B21S

Asset : IE IE 2-6

Location : 122

Manufacturer: :York

Model No: TIC108B21S

Asset : IE 2-7

Location :

Manufacturer: :York

Model No: :TIC108B21S

Asset : IE 2-8

Location : 121

Manufacturer: :York

Asset : IE 3-1

Location : 199 Entry

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

Location :

Asset : EVU-2

STATE OF MAINE | MASTER AGREEMENT CONTRACT

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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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

**18P 210315-091**

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

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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 :

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:	Major Components:
-------------------	-------------------

Asset : AHU-1	Asset : AHU-2
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Location : Garage	Location :
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Manufacturer :DUNHAM BUSH

Manufacturer ::DUNHAM BUSH

Model HD06LF6673102

Model :HDO3LF6673101

CFM :

CFM :

HC- Heating Coil Units Listing

Action: Inspect/clean as necessary.

Major Components:

Asset : UH-01

Asset : UH-02

Location : Drill hall

Location : Drill hall

Manufacturer Dunham bush

Manufacturer Dunham bush

Model H-250-C

Model H-250-C

Asset : UH-03

Asset : UH-04

Location : Drill hall

Location : Drill hall

Manufacturer Dunham bush

Manufacturer Dunham bush

Model H-250-C

Model H-250-C

Asset : UH-05

Asset : UH-06

Location : Drill hall

Location : Drill hall

Manufacturer Dunham bush

Manufacturer Dunham bush

Model H-250-C

Model H-250-C

Asset : UH-07

Asset : UH-8

Location : Garage

Location : Garage

Manufacturer Beacon Morris

Manufacturer Dunham bush

Model h-100 c

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

**STATE OF MAINE | MASTER AGREEMENT CONTRACT**

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PW- Water Heater List

Action: List

Major Components:

Asset : Water Heater

Manufacturer PurePro

Model No. TD-7Z PURE

Capacity 41

Serial No.

Type:

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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

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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

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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 :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     :UHH-080A-E

Asset :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     MAIN BAY

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     BAY 5

Manufacturer :Modine

Model No.     ::UHH-080A-E

Asset :

Location :     BAY 5

Manufacturer :Modine

Asset :

Location :     BAY 5

Manufacturer :Modine

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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 separator

Change oil

**Major Components:**

Asset : Atlas Copco Air Compressor

Asset :

Location : Boiler Room, Rm 166

Manufacturer: :Ingersoll rand

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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

**EXHAST 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



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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

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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

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 : 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 Bradford 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 Bradford white

Model No. MI40S6DS13

Asset : Water Heater

Manufacturer Bradford white

Model No. 75T-80-3X

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Capacity 40

Capacity 75

Type: ELEC

Type: ELEC

Heater Pump List

Action: List

Equipment to be covered for repairs

Major Components:

Asset :

Asset :

Manufacturer Lennox

Manufacturer

Model No. MC60D3XHIH

Model No.

Capacity

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

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

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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

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West Brook

O & M Equipment and Tasking List

Boiler Service (2 Total)

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 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 :

Location :

Manufacturer

Manufacturer

Model No.

Model No.

IBR GAL/HR

BTU/HR STEAM

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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.

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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

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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

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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) :

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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

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Major Components:

Asset : AHU 01

Asset : AHU 02

Location : ROOM 113

Location : GYM

Manufacturer :TRANE

Manufacturer :TRANE

Model :BCH054E2AOAIUA2E000000BC4000FE

Model :BCHCO6EZA0A2VAZG00000000

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

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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

EXHAUST FANS

Period:

Action:

Procedures: Inspect and clean as necessary.

Check blower motor and blower wheel, clean as needed

Major Components:

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

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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



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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-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

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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

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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

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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: :

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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 :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

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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