

TECHNICAL EXHIBIT 31

PM SCHEDULE						
HVAC						
Frequency	D	W	M	Q	S	A
BOILERS						
Blowdown boiler (Based on boiler water test.)		X				
Blowdown water column	X					
Clean exterior of gauge glass, dials and indicators.			X			
Check dampers and trim controls for proper operation.				X		
Inspect for air and water leaks.		X				
Inspect boiler feed, piping and pump.		X				
Inspect safety valves and piping.		X				
Inspect water column and feedwater, regulator.				X		
Inspect pressure gauges.			X			
Inspect burner and nozzles.				X		
Perform boiler water chemical analysis.		X				
Install, monitor and adjust level of scale inhibitor in boiler water.	X					
Apply boilerwater treatment.	X					
Maintain operating log.	X					
Maintain boiler water treatment log.	X					
HEATING AND PIPING SYSTEMS						
Inspect fuel piping system for leaks and corrosion.				X		
Inspect condensate piping and pumps.		X				

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Spot paint pipe and pipe system.				X		
Check operation, clean, adjust, and lubricate valves, traps, tanks, meters, gauges and controls.				X		
Check all piping for leaks and insulation deterioration.				X		
Check electric and pneumatic valves for proper operation.			X			
Clean, lubricate and inspect boiler motors, fans, belts and pulleys. Adjust, align.			X			
Replace filters. (Replace disposable filters and clean permanent filters)			X			
Check all mechanical, pneumatic and electrical controls for proper setting and operation.			X			
Inspect and clean blowers, coils, motors, housings. Check belts and pulleys for proper alignment and operation.					X	
Check and adjust safety interlocks and limits.				X		
Check and test backflow devices						X
AIR CONDITIONERS (UNITARY WINDOW TYPE):						
Remove unit from case, clean interior of case.						X
Clean coils with an approved acid base detergent, clean condensate.						X
Drain and lubricate fan motor.						X

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Wash or replace filter media.			X			
Replace unit, check level, operate and record Ser.No. BTU size on PM record						X
Cover and tape in place 6 mil plastic sheeting over exterior case and interior coil and control panel.						X
UNITARY PACKAGED A/C UNITS; i.e. cooling, cooling/heating and heat pumps, with all associated components.				X		
Inspect visually during the cooling season for abnormal operation.				X		
Clean evaporator and condenser coils with acid base detergent and clean condensate drain.						X
Clean permanent filters and replace disposable filters			X			
Lubricate condenser and/or evaporator fan motor(s).						X
Clean, sand and paint rust spots with rust inhibiting paint. Match existing equipment color.						X
Inspect control wiring and devices. Check against calibrated pressure/temperature standards.						X
Check starting and running amperage of compressor motors.						X
AIR CONDITIONING UNITS (SPLIT SYSTEM), COOLING, COOLING/HEATING, HEAT PUMPS, DIRECT EXPANSION;						
Check refrigerant charge.				X		

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Frequency	D	W	M	Q	S	A
Check for leaks.				X		
Lubricate fan motors and bearings.				X		
Replace Filter (Replace disposable and clean permanent filters).			X			
Clean condenser coil(s), with an acid base detergent and straighten fins.						X
Check compressor motor. Start and run amperage.						X
Clean condensate fan and drain.						X
Clean evaporator coil.						X
Clean registers and return grills in building.						X
Check exterior and interior insulation on ductwork and refrigerant lines.				X		
Spot paint condenser section.				X		
Check thermostat operation in both heat and cool modes.				X		
Check for vibrations, tighten all nuts, bolts, screws and electrical connections.						X
Check belts for tension and wear, alignment and pulley wear.						X
WATER COOLED CONDENSERS;						
Drain, remove scale, clean nozzles.						X
Check pump seal and lubricate motor.						X
Lubricate fan motor and fan bearings.						X
Spot paint interior and exterior.						X

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Check float control and adjust when unit is placed in service.						X
Check all pressure and temperature controls against a calibrated standard. Alarm devices shall be activated to insure operation.						X
CONTROLS						
Check operation of electrical, pneumatic and balance controls against calibrated standards.						X
Check all safety controls. Inspect starter contacts, clean and tighten all connections.						X
Check crankcase heaters, hotgas valves and inspect for proper operation.						X
VENTILATION EQUIPMENT;						
Exhaust Fans: Direct drive, fractional horsepower (1/30-1/6HP). Remove motor and blower assembly, clean housing, motor and blower, lubricate with 5 drops of SAE 5W machine grade non detergent oil.						X
Exhaust and Ventilating Fans: Direct drive 1/4 HP and over: Clean blower housing, shafts and supports, remove dirt and oil residue from motor. Lubricate motor bearings with 5 drops of SAE 10 non detergent oil for bushing types or high temperature bearings, grease injected by pressure pump, as applicable.						X
Exhaust and Ventilating Fans: Belt driven, 1/2 to 15HP. Visually						X

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inspect for cleanliness, unusual noise, vibrations: Adjust belt tension.						
Clean blower, housing, shaft and motor, adjust or replace belt(s) as required. Multiple belts shall be matched sets						X
Lubricate shaft and motor bearings in accordance with design i.e. grease fittings (Hi-Temp Bearing Grease). Pressure applied or SAE 20W non detergent for oil cup type as applicable.						X
Check and record motor operating amperage vs motor HP rating.						X
Replace Filters (Replace disposable, clean permanent air filtering media.			X			
CONTROLS:						
Thermostatic: Check against a calibrated standard for proper temperature or pressure.					X	
Timer Activated: Check for correct time, reset as required and within 4 hours of all power outages.					X	
Motor Starters: Controllers, on/off stations and protective devices. Clean and check operation, tighten all wiring connections.				X		
REFRIGERATION SYSTEMS:						
NOTE: Refrigeration systems are defined to be those systems utilized for the following purpose(s):						

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(Residential and Commercial). a. Food preparation, display, dispensing, storage and preservation. b. Special materials preservation and storage. c. Beverage cooling, storage and dispensing. d. Ice making storage and dispensing						
Visual inspection of operation and condition of equipment.					X	
Clean condensers and evaporator coils.					X	
Lubricate fan motors.					X	
Check refrigerant levels, defrost timers, and defrost heaters.						X
Check and clean condensate drains.					X	
Check door gaskets.					X	
Check all controls, and alarm devices.					X	
Check oil level in open or semi-hermetic compressors.					X	
Check hardware and enclosures for loose screens, metal trim, latches and door hinges. Include enclosure lighting components.					X	
Check and calibrate against a fixed standard, gauges, thermostat, and pressure controls.						X
Check and calibrate against a fixed standard, gauges, thermostat, and pressure controls.					X	

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Check and tighten all electrical connections.					X	
Lubricate fan shaft bearings, idler pulleys.					X	
Ice machine shall be inspected for proper operation and the formation of scale.					X	
Check operation of in-line water filters					X	
Clean interior icing surfaces and cold water reservoirs with an approved acid base cleaner.					X	
Check gear drives, motors and controls.					X	
Check gaskets, seals, latches and hinges.					X	
Check all controls, electrically operated valves safety devices.					X	
WATER COOLERS:						
Check compressor and condenser.						X
Check refrigerant.						X
Check for leaks and loose connections.						X
Clean coil and blower.						X
Check and adjust automatic on/off timers.						X
Check wiring and electrical controls for loose connections, charred, frayed or broken insulation. Tighten, repair or replace if necessary.						X

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Inspect for rust or corrosion.						X
AIR COMPRESSORS:						
Check, adjust or replace drive belt(s) with (Matched sets).				X		
Remove, clean and lubricate inlet air filter media.				X		
Check for oil leaks and tighten all fittings-clean exterior surfaces				X		
Drain oil, flush and refill with oil recommended for size and type off compressor.						X
Perform hydrostatic test on air storage tanks.						X
Control-Check operation of pressure switch and safety popoff valve						X
Check and record motor operating current with unit running and tank pressure above 40 psig.						X
Lubricate electric drive motor.						X
Check pressure gauges against a calibrated standard.						X
NOTE: All air compressors including tanks shall be tested in the first 3 month period of contract and then 1/3 of all tanks each 12 month period as thereafter as directed by the Contracting Officer.						

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HYDRAULIC EQUIPMENT						
Perform manufacturer's recommended maintenance.						
GENERAL;						
Complete Preventive Maintenance Record upon completion and maintain on file.	X					
Report all uncorrected deficiencies to Contracting Officer's Representative		X				