

- Evaporator Fan Motor
- Compressor
- Condenser Fan Motor

· Split System 2

- Evaporator Fan Motor
- Compressor
- Condenser Fan Motor

· Split System 3

- Evaporator Fan Motor
- Compressor
- Condenser Fan Motor

· Split System 4

- Evaporator Fan Motor
- Compressor
- Condenser Fan Motor

· Split System 5

- Evaporator Fan Motor
- Compressor
- Condenser Fan Motor

· Two (2) ductless mini split systems

· Small ceiling heating/ac units

· Electric Boost Unit Heaters

· 22 PTAC units spread throughout the building

· 5 CRAC units in the data center

Equipment Tasking:

- Quarterly preventive maintenance and system review servicing of the chiller / air conditioning (visual inspection of equipment for condition and operation, check for noise, vibration, excessive temperatures and refrigerant leaks, filters, electrical wiring, belt tension, sheave alignment, evaporator coils, condensation drains, pumps, unit fans, structural integrity, coiling, tubes, amps, voltage, pressures, cleaning, equipment, power, piping, fuses, and calibration of controls, etc.)
- Quarterly preventive maintenance and servicing of chilled water system (replacement of pumps, alarms, piping, fans, blowers, glycol hoppers, dehumidification, etc.).
- Quarterly preventive maintenance and servicing of boilers (change filters, check unit voltage, lubricate motors, adjust burners for proper flames, check combustion and flue gas relief, discharge temperatures, heating, and cooling modes, return air temperatures, operation and safety controls, fans, piping, discharge of glycol, belt tension, etc.)
- Quarterly preventive maintenance and servicing of hot water system (replacement of pumps, alarms, piping, fans, blowers, glycol hoppers, dehumidification, etc.).
- Quarterly preventive maintenance and system review and controls of all Air Handlers (including starter contacts for excessive wear, starter wire connections, adjustment and replacement of belts, belt tension and sheave alignment, motors, fan motor amps, lubricate bearings, static vanes, coils, check for leaks, inspect mounting, hardware, dehumidification setpoints, COS levels and sensors, discharge pressures, outside air dampers, mixed air dampers, all valves, supply fans, setpoints, COS sensors, discharge air, all replacement filters, coils, drivers, exhaust fans).
- Quarterly preventive maintenance of all power supplies and controls.
- Quarterly preventive maintenance and system review of floor heat (pumps, valves, and system review of setpoints)
- Quarterly preventive maintenance and system review of all VAV boxes (including replacement of controls, equipment, fans, blowers, equipment, etc.)
- Quarterly preventive maintenance and system review of all Lab Hoods (controls, exhaust, fans, drivers, equipment, etc.)
- Quarterly preventive maintenance and system review of all furnaces (if applicable)