

Attachment B - Specifications

Contractor will perform the following procedures, as applicable.

Operating Inspection- performed five (5) times per year.

Review owner's log and alarm history for trends, investigate as necessary.

Review chiller operation with operator.

Inspect chiller for refrigerant and oil leaks.

Check oil level.

Verify operation of all unit heaters.

Inspect wiring for burns and discoloration.

Test accuracy of unit sensors, calibrate/adjust where necessary.

Test run machine and log readings.

Analyze performance against design specifications.

Check refrigerant level.

Check operation of expansion valve and adjust as necessary.

Check operation of inlet guide vanes and adjust as necessary.

Perform final adjustments.

Annual Inspection- in addition to the above listed tasks, the following will be performed once per year

Perform all operating inspection tasks.

Inspect and tighten all electrical connections.

Clean all electrical enclosures.

Inspect compressor motor terminals.

Check flow switch operation.

Meg compressor and oil pump motors.

Remove oil sample and conduct laboratory analysis.

Clean oil cooler strainer.

Remove condenser head and brush tubes.

Remove and clean condenser piping head every 2 years

Upgrade unit software to latest revision.

Inspections

During normal working hours Contractor shall provide six (6) inspections per year for the Below Equipment.

Equipment	Size	Qty	Manufacturer	Model/Serial No.	Service Program	Inspections per year
Centrifugal Chiller	125 tons	1	McQuay	WSC050	1	6
				STNU000400131		
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				STNU000400132		

1. Contractor agrees to:

- a) Furnish all labor, parts, oil, and material needed to maintain the Equipment in good operating condition
- b) Annually inspect the water-side of water cooled condensers and air-side of air cooled condensers with procedures determined by Contractor
- c) Maintain the following items related to the Equipment:
 - i) Electric wiring from the starter to its respective motor.
 - ii) Refrigerant piping between two or more pieces of Equipment.
 - iii) The pressure and temperature controls, thermometers, gauges, control devices, thermostats and manual valves located on the Equipment.
 - iv) Mechanical starters.
- d) Provide a written report to the Customer about the condition of the Equipment and any recommendations for enhancements to maintain capacity, reliability, and efficiency.