

Spec Sheet for Bid # 55FACHiller71420

To provide Inspect/PM of 2 Carrier Water-Cooled Chillers as listed below, at 55 Farmington Ave, Hartford, CT.

- Equipment is located both in the Boiler Machine Room.
- Working hours are to be M-F, 7a-330p.
- All labor, tools, ladders, equipment and material to perform the required work will be provided by the Contractor.
- Clear communication with Building Engineering Staff is required upon arrival and before departure.
- This will be a 3-year Agreement:
 - 9/1/20-8/31/21
 - 9/1/21-8/31/22
 - 9/1/22-8/31/23
- A possible 3-year extension

1 Carrier Water Cooled Chiller: Model # 23XRV424NRVAA51 Serial # 4614Q23876

1 Carrier Water Cooled Chiller: Model # 23XRV424NRVAA51 Serial # 461Q23877

3x/year

Operation Inspection (to Include, but not limited to with one of the 3 to be the “Start Up Visit”):

- Meet with Building staff upon arrival and before departure
- Check for tube failure
- Check and record oil level, temp and pressure
- Check and record refrigerant charge
- Check all gauges, indicators
- Inspect/lube/adjust actuators/linkage
- Check and record compressor and oil pump currents
- Leak check
- Make necessary adjustments as needed
- Check and record oil filter
- Check and log chiller approaches

1x/year

Annual PM

- Meet with Building staff upon arrival and before departure
- Review all logs and evaluate for trends/issues
- Check and record all voltage for equipment
- Check all electrical components
- Check/tighten electrical connections
- Check and record starter wiring and contactors
- Check gages, lights, flow switches, oil pressure switches, safety controls, fan motors.



- Check for debris in condensate coils
- Leak check entire unit
- Controls Test

1x/year (cont.)

Condenser Tube Cleaning:

- Lubricate as needed
- Meet with Building staff upon arrival and before departure
- Remove condenser head (blank end) and brush all condenser tubes
- Reinstall condenser head with new gasket
- Release and return unit to service

Oil Analysis

- Review and record (per Manufacturer Recommendations)

Year 2:

Compressor Oil Change

Year 3

Cooler Tube Cleaning:

- Meet with Building staff upon arrival and before departure
- Remove cooler head (blank end) and brush all cooler tubes
- Reinstall cooler head with new gasket
- Release and return unit to service

For items not covered under this 3-year agreement:

- Hourly Rate:
- Over Time Rate:
- Percentage Mark up for Materials: (cost plus %)