

# Dialysis Generator

## PM.

Provide Labor and material necessary for providing PM for Dialysis center generator located at 4229 Chestnut st Philadelphia PA 19104 per NFPA and JC requirements as described below:

1. Check fuel system day tank operation, fuel lines, connections, vents, main and day tank fuel levels.
2. **Change fuel filter and water separator elements during the full P.M. service annually.**
3. Visually check fuel system injection pump, solenoid(s), check valves governor controls, linkages.
4. Check oil lube system inclusive of the engine and governor oil levels, oil heater, lines and connections.
5. **Change the lube oil and filters during the full P.M. service annually.**
6. Check the cooling system inclusive of the coolant level, antifreeze, freeze point, inhibitor level, louvers, radiator air Flow and core condition. Block heater(s), hoses, connections, pressure test radiator cap, belt condition and tension, fan Shrouds, guards and brackets.
7. Check for external fuel, lube oil, coolant and exhaust leaks.
8. Check and record lube oil pressure, fuel oil pressure and engine coolant temperature gauge readings.
9. Check exhaust system, flex connection, supports, insulation and rain cap. Drain condensation drip legs.
10. Check batteries, charging system, terminals and cables. Check electrolyte level and specific gravity.
11. Load test Batteries. Clean battery post and terminals apply corrosion inhibiting film.
12. Check electrical system wiring connections and condition. Inspect lamps and fuses.
13. Check engine and generator instruments and meters for proper operation.
14. Check and test alarm sending units, pre-alarms, and safety shutdowns.
15. Check remote annunciator operation.
16. Check air intake piping, hoses, clamps, louvers, bypass actuators and air box Dampers.
17. Visually check air filter elements, air box canisters, breathers and crankcase ventilation systems.
18. Check engine and generator mounting bolts and vibration isolators.
19. Visually check generator bearings.
20. Check exciter assembly, stator and field for cleanliness and integrity.
21. Visually check rotating rectifiers and surge suppressor.
22. Check and record residual, no-load voltage.
23. Check voltage regulator and adjust if necessary.
24. Visually inspect generator breaker and bus bar connections for cleanliness and signs of overheating.
25. Check transfer switch compartment and components for cleanliness, integrity, overheating and wear.
26. Evaluate time delay settings
27. Check transfer switch exercise functions.
28. Perform start and stop functions from transfer switch with no load condition.
29. All readings, temperatures, transfer and retransfer times, Hour meter readings, and discrepancies annotated and Submitted with detailed report to the appropriate individual(s) following each round of service.
30. **Draw lube oil and coolant for analyses during the Full PM Service annually.**
31. **Monthly test is to be scheduled every 3<sup>rd</sup> Thursday of each month at 4:00 AM before the clinic starting working hours**
32. **Load test is to be performed yearly per joint commissions requirements 2 hours load test and 4 hours load test every three years.**
33. **All work shall be scheduled through the electrical foreman at 215-823-5170.**
34. **Provide Base year price 10/1/15 through 9/30/16.**
35. **Provide 4 option years 1 from 10/1/16 through 9/30/17.....option year 2 from 10/1/17 through 9/30/18.....option year 3 from 10/1/18 through 9/30/19.....option year 4 from 10/1/19 through 9/30/20.**
36. **End**