

Scope of Work

Contractor shall furnish all necessary tools, equipment, labor and expert supervision to perform Preventive Maintenance Inspection on York YK Millennium Centrifugal Chillers model YK (3).

Contractor will provide annual preventive maintenance that includes a cooling season start-up preparation and inspection, three operating inspections and an annual equipment shutdown inspection and preventive maintenance. Contractor will perform the recommended York International annual scope of services for the proper inspection and preventive maintenance of Centrifugal Chillers. In addition, contractor will provide around the clock emergency service, 7 days /week which includes refrigerant conservation.

The annual preventive maintenance will be performed as follows:

- Cooling season start-up preparation and inspection (April)
- Three operating inspections (early June, late July and early September)
- Annual equipment shutdown inspection and preventive maintenance (January)

Contractor will provide a written report of findings, corrective actions, and recommendations after each scheduled inspection and preventive maintenance.

Contractor will ensure that all technicians are York factory-trained, qualified to perform all preventive maintenance tasks in accordance with the guidelines issued by York engineering, and, OEM specific experience with factory micro panel, solid state starter, and chiller components and products. Contractor will ensure that technicians participate in a training program that maintains the technician being current with York equipment. As a part of NIHCS quality control program a competency verification form is to be completed and returned for each technician. Also, provide copies of any technician training that may be available.

Evaluation criteria will be based on price and past performance.

Servicemen will check-in with Engineering Department's designated employee in Building 52, room 106. A book is maintained for servicemen's convenience to sign-in. Servicemen will secure the signature of the operator of equipment on the service ticket, in duplicated, certifying that the scheduled maintenance or emergency callback service has been done. The service ticket shall include a brief description of the work performed, including all service tests performed. Ticket shall also identify the equipment being serviced by the 8-digit PMI number, equipment ID number, which is on the equipment. Servicemen will checkout with the designated Engineering employee who will indicate his approval thereof on service ticket and keep a copy of the service ticket.