City of Federal WayHVACSpecifications: **FW COMMUNITY CENTER**

**Standard service:** *Preventive maintenance program and repairs.*

1. Bi-Annual inspections, maintenance and testing to be performed spring and fall of each year for all listed equipment. (see attached equipment list for each facility)
2. Filters replaced 2 times per year on all related equipment and belts replaced as needed.
3. Inspection check sheets to be used as minimum standards for each type equipment. (see attached typical check sheets)
4. All motors 5 hp or larger, to be meg ohmed annually.
5. All compressors to have oil samples taken annually and analyzed by qualified lab. Test results emailed to City of Federal Way, contract manager.
6. Contractor must have ability to self-perform; programming of Tridium Jace w/ JCI Field Controllers.
7. Contractor must have ability to self-perform, troubleshoot and repair existing equipment.

**Optional service:** *Comprehensive program to cover standard preventative maintenance items above, plus parts and labor for all items in the list of inclusions below:*

**Inclusions:**

* Compressor
* Refrigerant
* Belts for the blower
* Electrical switches and relays within the units
* Motors and pump bearings
* Blower shaft
* Blower bearings
* Blower
* Fans
* HVAC automation & control systems
* Pumps
* Repair of heat exchanger
* Relays
* Filters (all units including but not limited to; RTU, MAU, AHU, CU, etc.)
* Cleaning of all covered equipment
* Motors starters

**Exclusions for Comprehensive program:**

* Condensate pans
* Air and water balance
* Piping, hoses, valves and hangers
* Ductwork and diffusers
* Motor starter panels
* Condenser/Evaporator coils
* Replacement of heat exchanger
* Metal casing around the unit
* Lamp housing, casings and enclosures
* Power and control wiring
* Variable Frequency Drive
* Pre-existing conditions
* Overtime Labor