

RFB-2024-066 - DETAILED SPECIFICATIONS

ALBANY COUNTY OFFICE BUILDING - CHILLERS

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<u>Equipment</u>	<u>Maintenance Schedule/ Service Requirements</u>	<u>Min. Vendor Qualifications</u>
<p>1- Carrier Chillers with comfortlink controls</p>	<p><u>CARRIER CHILLER PLANT - 4 INSPECTIONS (April through September)</u> <u>Prior to start up, insure that all cooling loop valves are set for cooling</u></p> <ul style="list-style-type: none"> • Check all refrigerant joints and valves for refrigerant leaks, repair as necessary • Check moisture indicating sight glass for possible refrigerant loss and presence of moisture. • Check oil filter pressure drops, replace as necessary • Check chilled water flow operation • Check all electrical connections • Check accuracy of all transducers for each circuit replace as necessary • Check accuracy of thermistors, replace if greater that +/-2 degree F (1.2 C) variance from calibrated thermometer • Obtain and test an oil sample, change as necessary • Check all refrigerant strainers and filter driers for pressure drops, replace filters if needed • Check operation of chilled water pumps and clean/check y-strainers four (4) times per year • Check punch tubes • Check seals. Strainers on all pumps • Grease all pumps 4 times per year 	<p>Must be serviced by Carrier Factory Certified Technicians</p> <p>10 YEARS COMMERCIAL HVAC MAINTENANCE/ REPAIR EXPERIENCE *5 years for certified Carrier Systems. A minimum of two (2) technicians must be certified and must produce certification documentation</p> <p>5 CUSTOMER SERVICE REFERENCES 5 specific to Carrier Systems</p>