

Scope of Work

The contractor will provide routine preventative maintenance and emergency call out repair service for its HVAC systems. The contractor shall furnish all labour, equipment, tools, services, skills, etc., required to maintain the HVAC systems in good working order throughout the contract period as noted herein.

1.0 Work Scope

1.1 The contractor agrees to provide all supervision, labour, and equipment necessary to perform routine and preventative maintenance.

Routine scheduled maintenance inspections and servicing shall be carried out on all the listed Chillers, Compressors, Air Handling Units, Fan Coil Units, Chilled Water Loops, Circulation Pumps, ERV's, supply and exhaust ducts, supply grills, insulation around chilled water piping, and filtration units.

For the purpose of this contract, preventative maintenance shall include cleaning inside air handling units (including coils and any mold or fungal growth), cleaning/changing air filters, checking/re-tensioning/replacing drive belts, lubricating fan and motor bearings, checking compressor oil levels and replacing as required, checking refrigerant levels and replenishing as required, checking chilled water levels, cleaning of fan blades and reporting components/systems that require replacement.

1.2 The contractor shall provide all materials (belts, refrigerant, oils, greases, and filters), chemicals and equipment necessary to carry out the above services.

1.3 The contractor shall provide a 7 day a week emergency call out response and a guarantee response within 24 hours.

1.4 The contractor shall provide a fixed hourly rate per man-hour and markup percentage for out of scope work and parts procurement.

2.0 Maintenance Plan

2.1 Equipment to be serviced monthly:-

Area A - Tynes Bay Main Administration Building.

- 2-25 ton Trane Chillers - Building A's Roof
- 2-Grundfos Chilled Water Pumps - HVAC room
- 2-APC Chilled Water Air Handling Units - Control Room
- 12-Chilled Water Fan Coil Units throughout Building
- 1-Floor Mounted Trane Chilled Water Air Handling Unit - HVAC room
- 1-Ceiling Mounted Fresh Air Fan - HVAC room
- 1-Direct Drive Supply Fan - HVAC room

- 1-Wall Unit - Elevator Cable Room
- 1-Wall Unit - Stores
- 1-Wall Unit - Emissions Monitoring Building
- 1-1.5 ton Ductless Split System - Lunch room
- 1-2 ton Ductless Split System - Changing room

Area B - Ash Processing Plant.

- 1-Daikin Inverter System with 3 Fan Coils Units
- 1-Daikin Inverter System with 2 Fan Coils Units

Area C - Ash Towers Administration Block.

- 2-Large Daikin Inverter System with 9 Fan Coil Units
- 1-Energy Recovery Ventilation Unit
- 5-Extraction Fans

Area D - Boiler House Building

- 3-7.5 Ton Carrier Ducted Split Systems - HV Room, MCC Room, and Control Air Compressor Room
- 1-Atlas CopCo Refrigerant Dryer

Area E - Cottage

- 1-Daikin Ductless Split System with 3 Fan Coils
- 1-Daikin Ductless Split System with 2 Fan Coils

2.2 Equipment to be serviced Semi-Annually

Area B - Ash Processing Plant

- 5-Large Extraction Fans

Area D - Boiler House Building

- 6-Large Supply Fans-Direct Drive
- 4-Large Extraction Fans-Direct Drive
- 2-Munters Heaters-ESP Housing
- 2-Large Extraction Fans-Belt Driven-New Turbine Hall