

## Attachment C: Engineering Services Scope

### **Routine Engineering and Maintenance Tasks**

1. Operation, maintenance and repair of all boilers, heaters pumps, valves, appurtenances and lines used in the distribution of steam and heated or processed water.
2. Operation, maintenance and repair of refrigerant compressors, condensers, evaporators, traps, transfer pumps, expansion valves, stop valves and float valves, together with all refrigerant lines and devices used to control temperature, and air conditioning systems in their entirety, including the use of approved recovery equipment and processes to comply with the *law*.
3. Operation, maintenance and repair of pumps handling brines or other secondary refrigerating liquids, including water, together with all valves, appurtenances and lines used in the system.
4. Operation, maintenance and repair of air compressors, together with distribution lines and all valves and devices for air control, including air dryer and filtering and separating systems.
5. Operation, maintenance and repair of all natural and manufactured gas distribution lines, including all valves and devices for their distribution, regulation and control.
6. Operation, maintenance and repair of water filters, softeners, piping, expansion tanks, and pumps used in conjunction with water distribution, including all sinks and toilet bowls, including all supply lines, drains, water lines, control devices and sprinkler systems.
7. Operation, maintenance and repair of all types of electrical motors and engines used to power pumps, compressors, generators and fans.
8. Operation, maintenance and repair of all fuel oil systems including piping, pumps, valves, strainers, filters, floats, separators, lines and controls.
9. Operation, maintenance and repair of building automation systems for HVAC, lighting and other controlled mediums, including consoles, data gathering panels, remote sensors and indicating devices.
10. Operation, maintenance and repair of sanitary sewer systems, sump pumps including basins and sumps, grease traps, water closets, urinals, flush valves, angle stops and piping. This includes clearing blockages in fixtures and lines as needed and on a preventative basis as well.

11. Minor maintenance electrical/control systems work and repair including circuit diagnostics, tracing and troubleshooting, operating, maintaining, and repairing all motor controls and related equipment drivers such as variable frequency drives (VFD's).
12. Operation, maintenance and repair of air distribution systems.
13. Minor maintenance and repair of Xray machines, mail conveyor systems.
14. Tools considered as necessary to the fulfillment of the duties of the engineer shall include all those which may be required in the performance of his duties, including such types of special equipment necessary to operate, maintain and repair the equipment listed.
15. Maintenance and repair of all kitchen equipment excluding tenant owned equipment.
16. Troubleshoot of all Fire Life Safety related equipment.
17. Inventory control for parts and materials required to perform such maintenance and repairs to the building systems.
18. Equipment room maintenance and repairs to maintain the physical condition and appearance of these rooms and equipment located within them.

#### **Other services as Needed**

1. Repairs on toilet facilities including soap dispensers.
2. Repairs on registers and radiators.
3. Minor repairs on furniture and floors.
4. Maintaining and/or replacing door hardware.
5. Repair of floor maintenance equipment and mecco shades.
6. Maintenance painting in equipment rooms, cooling towers and other building facilities.
7. Replacement of air filters in the HVAC equipment.
8. General cleaning in mechanical spaces and perimeter induction units.

9. Cleanup of equipment in engine room and shop.
10. Miscellaneous handyman work requiring the limited use of hand tools.
11. Replace fire extinguishers when needed.
12. Cleaning of air vents, registers, radiators and roof drains.
15. Replacing light bulbs and cleaning light fixtures.
16. Replacing ceiling tiles.
17. Maintenance painting in back of house service areas, excluding equipment rooms.
18. Replacing air filters.
19. Cleaning of engineering shop areas.
20. Replacing fire extinguishers.