Wastewater PM Contract
Charlestown and Falls of the Ohio State Parks
2027 New Contract

General Statement:
This preventative maintenance services program shall include the systematic inspections, service, restoration, maintenance-related part replacements, call-back service, testing, cleaning and adjustments, as specified herein, to maintain all **property lift stations and related wastewater equipment.**

The Contractor shall make **four (4) pre-scheduled service visits per year**, conducted Quarterly, and perform all necessary preventive maintenance services as required by these specifications.

Lift/Pump Station Service, conducted Quarterly as follows:
1. Inspect lift station before any service work is begun.
2. Pump down wet well completely and inspect condition of piping components.
3. Remove and dispose of any debris or trash located in the wet well.
4. Visually inspect the pumps and cords in wet well for signs of wear, insulation breakage, cord entanglement, and deterioration of bolts, fasteners, or piping.
5. Measure float placement and reconcile with original construction drawings.
6. Check operation of all floats (including alarm floats).
7. Inspect control panel. Look for signs of corrosive gas leakage into panel.
8. Clean all contacts for pitting file, if necessary, and spray with protective coating. Check all screw connections for tightness.
9. If gas leakage has occurred, then repair damage. Locate source of leakage and correct.
10. Check voltage at panel entrance and check condition of all fuses and breakers.
11. Run pumps individually to check rotation, amperage, and pumping capacity. This can be done by measuring the wet well, as pump is running and calculating the GPM.
12. Run pumps, in lead lag system: Check for voltage in supply line, adjust for power factor correction, and service phase converters, if utilized, at least once per year. *Note: similar voltage, amperage, power factor tests SHALL also be conducted at water and wastewater plants, by certified personnel. Make recommendations based on findings.*
13. Ensure that alternating pump relays are function properly and each pump is working similar hours on an alternating basis.
14. Check wet well and verify alarm circuit is functioning properly and phone dialer is working (if station is equipped). Check that warning lights, audio alarms and other devices are working and protected from the weather.
15. If pressure tapping is available, take a pressure reading with pumps off, with one pump running, and with both pumps running. Where deemed necessary for better diagnosis, give an estimate to provide this capability if not present.
16. Clean and paint any areas that have corrosion occurring. Use corrosion inhibiting-style paint.
17. Check condition of electrical entrance to lift station.
18. Check condition of wet well and valve vault hatches. Clean, paint and lubricate as necessary.

19. Check condition of piping in valve vault.
20. Exercise valves, lubricate, and adjust to desired flow rate.
21. Check operation of check valve. Clean and adjust if not functioning properly.
22. Generally, clean up area around lift station.
23. Complete lift station checklist report with collected information. Provide a copy of each quarterly report to the park office.
24. Complete recommendation report with suggestions for needed or anticipated repairs. Also include any information about upgrades which might benefit lift station.

Sewage/Water Air Release Valves Service, conducted Semi-Annually as follows:
1. Visually inspect condition of Valve Vault, Sewage Release Valve, and piping
2. Repair any leaks.
3. Back flush release valve following manufacturer's instructions.
4. Dismantle and clean, if not able to back flush with water.
5. Exercise all valves and lubricate packing.
6. Remove excess corrosion, prime, and paint deteriorated components.
7. Open valve and put back into service.
8. Check for proper operation and air releasing.
9. Complete condition report, noting all work completed.
10. Complete recommendation report of needed repairs, repair parts, or suggestions for upgrade.

Electrical Equipment and Controls:
Related electrical panels, starters, disconnects, switches, outlets, conduits, and other related equipment shall be inspected for compliance to code. This includes that breakers are properly labeled, that corrosion or pitted contacts are repaired, that any overheating of components is determined and corrected, that the balancing of loads per bus is improved, and grounding systems are inspected for compliance to code.