

**100+ Years of Preventive Maintenance Expertise**

As a facility services provider, offering mechanical, HVAC, and refrigeration maintenance and assessment for more than 100 years, you can trust us to optimize the lifespan of all your systems.

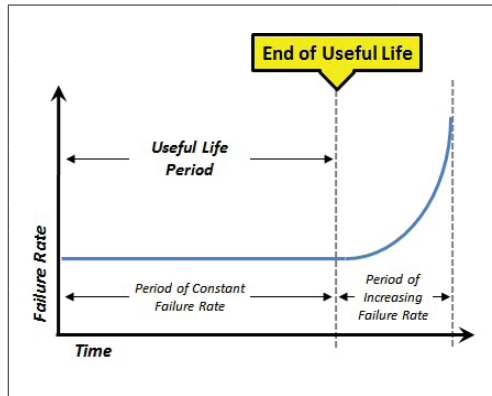
**Equipment Service Life Overview**

**EQUIPMENT SERVICE LIFE SPAN**

Equipment Type	Years	
<b>Packaged &amp; Split HVAC Units</b>	<b>15</b>	
<b>Chillers</b>	Water-Cooled	20–25
	Air-Cooled/DX	15
<b>Cooling Towers</b>	<b>20</b>	
<b>Condensers (Air-Cooled)</b>	<b>15</b>	
<b>Boilers</b>	Electric	15
	Others	25–35
<b>Pumps</b>	<b>15–20</b>	
<b>Controls</b>	<b>10–15</b>	
<b>Coils (CHW and DX)</b>	<b>20</b>	

The above service life estimate ranges are based on data in the ASHRAE Applications Handbook (A37-2015, Table 4) relevant to commercial and industrial applications. Actual life can vary widely. To learn more, go to the ASHRAE database (<http://xp20.ashrae.org/publicdatabase>).

**EQUIPMENT FAILURE RATE**



**Maintenance Programs To Help Maximize Facility Value**

**A well-functioning HVAC system is critical to maximizing your facilities' productivity and performance. That's why our preventive maintenance services cover a full range of facility-wide HVAC needs.**

**Our manufacturer-independent experts are trained and experienced on a wide range of equipment—from small, air-cooled systems to central energy plants with thousands of tons of cooling capacity.**

**Value-Driven Preventive Solutions**

Our preventive maintenance agreements can help you:

- » Reduce downtime by planning maintenance around your work and production schedules or during off-hours
- » Stabilize your budget with a fixed annual cost
- » Minimize service delays
- » Lower operating costs by helping equipment run more efficiently and preventing the expense of replacement
- » Improve tenant satisfaction by creating a more comfortable, productive environment
- » Resolve emergencies swiftly with our 24/7/365 on-call technicians

**Preventive Maintenance Helps Ensure Confidence**

Keep your systems well-maintained with our comprehensive services, including:

- » Scheduled inspections tailored to your specific HVAC system needs
- » Annual, semi-annual, monthly, and quarterly tests and performance inspections
- » Filters and belts maintenance including replacing, cleaning, aligning, calibrating, tightening, adjusting, and lubricating
- » Condenser and evaporator coil cleanings
- » Up-to-date, transparent, and electronic recordkeeping and reporting

**Covering All Your Systems and Equipment**

- » Chillers
- » Computer room and data center cooling systems
- » Cooling towers
- » Direct digital controls (DDC)
- » HVAC systems
- » Pneumatic and electric controls
- » Steam and hot water boilers
- » Variable air volume systems
- » Variable frequency drive applications and service

**Critical Insights with Predictive Maintenance**

In addition to our preventive maintenance services, we offer predictive maintenance such as:

- » Vibration analysis to detect deteriorating components
- » Balancing and laser alignment of rotating equipment and parts
- » Infrared thermography to find "hot spots" or hazards
- » Expert energy analysis and efficiency testing to identify opportunities for upgrades