



## HVAC PREVENTIVE MAINTENANCE

# Robust Maintenance Programs to Maximize Your Facility Performance



**EMCOR Services**

Betlem



At EMCOR Services Betlem, we offer comprehensive HVAC preventative maintenance plans to commercial and industrial clients. Our plans are tailored to the unique needs of your facility, building, or plant, and designed to help you maximize energy efficiency, prevent equipment failures, and save money in the long-term.

Regular preventive maintenance is one of the best ways to improve the efficiency of HVAC equipment and can have a huge impact on your utilities spend. In fact, it's not uncommon to save **up to 30 percent off** your utility costs, often with low-cost or no-cost energy solutions.

### Enhanced Maintenance Options

Along with our standard preventive maintenance programs, we also offer enhanced maintenance services. An enhanced program includes all of our standard services—filter changes, seasonal start-up/shut-down, and routine maintenance—as well as additional tasks specifically selected for their high benefit-to-cost ratio, such as schedule compliance, set-point compliance, and economizer operation.

Enhanced maintenance also includes ongoing benchmarking that provides analytics and performance reports. Benchmarking helps verify energy savings generated by the program that are meant to offset its additional costs.

### Extensive Mechanical Expertise

With decades of hands-on experience and extensive training, our team is ready to tackle virtually any heating and cooling challenge, no matter how complex. And, as a part of EMCOR Group, we combine our local execution with the extensive resources of their nationwide network of mechanical contractors. Our mechanical equipment expertise includes:

- > All HVAC makes and models
- > Water and air-cooled chillers—centrifugal, screw, scroll, tri-rotor, and more
- > Rooftop units
- > Boilers
- > Cooling towers
- > Pumps
- > Air handling units
- > Refrigeration equipment
  - Walk-in freezers
  - Reach-in refrigeration
- > IT server room equipment
- > Split units and virtually all cooling systems

### Ongoing Advantages of Preventive Maintenance

- > **Prevent Equipment Failure & Improve Uptime:** Regular, scheduled maintenance is key to helping avoid critical equipment failures. HVAC failure can cause facility downtimes, impacting productivity and tenant occupancy. Taking proactive measures to avoid downtime is especially essential for mission critical or manufacturing operations.
- > **Maximize Energy Efficiency:** Heating and cooling equipment often uses more energy than other building systems. Keeping HVAC equipment running optimally can help lower utility bills. Even things as simple as filter and coil cleaning and proper belt tensioning can help save energy.
- > **Avoid Costly Repairs & Replacements:** Typically, HVAC maintenance costs far less than repairing or, even more expensive, replacing equipment. Regular maintenance is essential to helping extend the longevity of your system.
- > **Increase Occupant Comfort and Safety:** Consistent temperatures and humidity can help improve the satisfaction of building occupants and tenants. Further, natural gas and carbon monoxide leaks can also be detected with preventive maintenance. Improved indoor air quality has even been shown to help boost employee productivity.

### CONTACT US TODAY.

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### Our Services

#### Mechanical Services

- › Air filtration/indoor air quality
- › Boiler services
- › Building automation systems
- › Design-build
- › Direct digital controls
- › HVAC service and installation
- › Industrial and process piping
- › Plumbing service and installation
- › Refrigeration (specialty)
- › Sheet metal fabrication

#### Facilities Services

- › Comprehensive facilities management
- › Consulting services
- › Customized maintenance programs
- › Preventive and predictive maintenance
- › Mobile services – 24/7/365
- › Operations and maintenance

#### Energy Services

- › New York State Energy Research and Development Authority (NYSERDA) FlexTech consultant
- › NYSERDA Multi-family Performance Partner
- › Rochester Gas and Electric Trade Ally
- › National Grid Energy Solutions Partner
- › EnergyStar certified
- › Data center analysis
- › Utility bill analysis
- › Retro-commissioning
- › LEED consulting

### Markets Served

#### Biotech/Healthcare

- › Hospitals
- › Pharmaceutical
- › Assisted living facilities
- › Memory care facilities
- › Urgent care
- › Outpatient surgical centers

#### Commercial

- › Office buildings
- › Property management

#### Education

#### Manufacturing/Industrial

- › Distribution/warehouses
- › Food processing
- › Water/wastewater treatment

#### Public

- › Government and municipalities
  - Campus complexes
  - Town/city halls

#### Non-profit

- › Religious institutions
- › Faith-based associations
- › Humanitarian organizations

#### Technology

- › Clean rooms
- › Data centers

#### Transportation



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