

# HVAC SOLUTIONS

## Program Overview

### Preventive HVAC Service and Capital Replacement Plans from GEM Service Help You Avoid Expensive Maintenance Issues, Costly Breakdowns, and Cash Flow Disruptions

HVAC systems are among the most expensive systems in any commercial or industrial facility, yet more than half of all building owners don't perform regular preventive maintenance on their HVAC systems.<sup>1</sup>

Without preventive maintenance, small problems that could be identified and fixed early can become big, expensive repairs that can cost you thousands of dollars. In addition, even more can be lost in productivity due to employee downtime in your building when preventable breakdowns occur.

HVAC systems utilize 30-40% of your building's total energy usage,<sup>2</sup> and lack of regular HVAC maintenance has been proven to increase a building's energy use by 30-60%, adding to your facility's overhead year after year.<sup>3</sup>

Even if your HVAC system is less than five years old, not having a preventive maintenance program in place can invalidate the manufacturer's warranty on your HVAC system.



#### MINIMIZE HVAC REPAIR BUDGETS AND SAVE AS MUCH AS 20% ON ENERGY COSTS THROUGH PREVENTIVE MAINTENANCE<sup>1</sup>

GEM Service has a range of HVAC service agreements to help reduce your building's energy costs and prevent expensive HVAC system failures, with 24/7 service and guaranteed three-hour emergency response time. Based on your HVAC system's age, configuration, and your budget, we offer service agreements to:

- **Stop expensive major HVAC system failures before they happen:** Regular maintenance by our expert in-house HVAC service team, available with both basic preventive and comprehensive service plans, can keep small problems from becoming major and expensive repairs. One example is a slow refrigerant leak which is simple and inexpensive to fix, but can burn out an entire compressor if left undetected.
- **Cut excessive energy costs:** Regular preventive maintenance, such as monitoring and recharging refrigerant levels, cleaning chiller tubes, and leak-testing HVAC compressors, can save your business up to 20% or more in energy costs.<sup>4</sup>



## PREVENT CASH FLOW DISRUPTIONS WITH HVAC SYSTEM ASSET EVALUATION AND CAPITAL REPLACEMENT PROGRAMS

The GEM Service HVAC team can perform an asset evaluation of your building's mechanical systems, to assess current and future maintenance, service, and replacement requirements.

- **Accurate capital budgeting for future system replacement:** Since HVAC systems are a major capital outlay for any business, replacement costs should be budgeted in advance of their expected replacement date, with reserves set aside each year to prepare for this expense. To develop a capital replacement plan for your facility, the GEM Service HVAC team carefully evaluates your current system's condition and performance, estimates ongoing annual maintenance costs based on its projected service lifetime, and works with you to develop a long-term capital replacement plan to minimize unexpected major system upgrade costs.
- **Prevent major unexpected costs:** GEM Service provides a two-pronged approach to helping you budget for HVAC costs:
  1. GEM Service will evaluate your current system and help you develop a long-term capital replacement plan for your building's HVAC system, so you can accurately budget your longer-term replacement costs.
  2. GEM Service will help you choose the right HVAC plan, customized for your system's age, profile and operating requirements. This ensures trouble-free performance of your building's current HVAC system during its remaining service life.
- **By keeping your current HVAC system's service costs low and predictable,** and creating a capital reserve for future system replacement costs, you can minimize the risk of major service or premature HVAC system replacement costs, and the resulting negative impact to your company's cash flow and operating budget.

## CONTACT US FOR DETAILS OR TO REQUEST A SYSTEM EVALUATION

All GEM Service HVAC customers enjoy a guaranteed three-hour emergency response time and 24/7 service availability.

For more information, to receive an initial evaluation, or if you have an immediate service or repair need, call

**866.720.2700.**

### SOURCES:

1. National Center for Energy Management and Building Technologies study: <http://www.buildingefficiencyinitiative.org/articles/studies-show-hvac-system-maintenance-saves-energy>
2. Toledo Edison/FirstEnergy report: <https://goo.gl/fgFsvm>
3. New Buildings Institute study: <http://www.buildingefficiencyinitiative.org/articles/studies-show-hvac-system-maintenance-saves-energy>
4. Building Efficiency Initiative report: <http://www.buildingefficiencyinitiative.org/articles/studies-show-hvac-system-maintenance-saves-energy>