

An abstract graphic on the left side of the page, composed of various shades of blue and white. It features overlapping, semi-transparent geometric shapes like squares and rectangles, some with fine grid patterns, creating a sense of depth and movement. The overall effect is a modern, technical aesthetic.

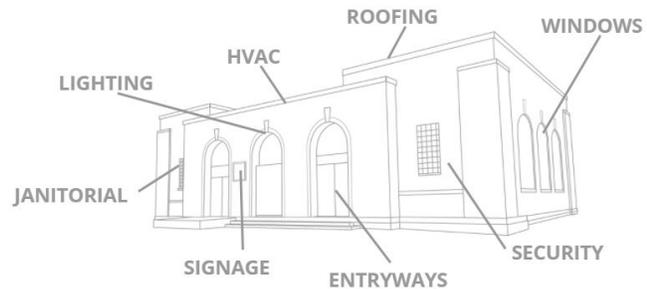
**HOW AN HVAC  
PREVENTATIVE  
MAINTENANCE  
PROGRAM  
CAN SAVE YOUR  
BOTTOM LINE**



**CMI Mechanical**  
HVAC & Refrigeration

The business of multi-location facilities and maintenance management isn't easy. Juggling a slew of responsibilities while staying within the constraints of a budget can be quite the challenge.

More and more these days executives, directors and managers are being asked to do more with less, forcing them to make tough decisions about ways to cut costs while still maintaining the integrity of their locations.



Understandably, this is causing some to falsely believe eliminating their HVAC preventative maintenance program or neglecting their PM schedule will assist in achieving their long-term cost cutting objectives.

While this theory may have a hint of validity in respect to saving money in the short term, postponing maintenance activities to meet budget goals has the potential to be extremely costly in the long run.

Whether you're considering implementing an HVAC preventative maintenance program within your company, or you're on the fence concerning eliminating or skipping out on the cadence of your current program, this article we'll explain why developing and strictly sticking to an HVAC preventative maintenance schedule will do nothing but benefit your bottom line. In fact, it could save you thousands of dollars in unforeseen capital expenses (per location).

## What is HVAC Preventative Maintenance?

Preventative maintenance is all about being proactive rather than reactive. Instead of dealing with the costs and repercussions of issues such as a major capital asset failure after they happen, you're working to prevent those problems from occurring in the first place, or at the very least severely delay them.

Brushing your teeth is a great everyday analogy to highlight this mindset. Each morning and night (let's hope) you take a few minutes to pick up your toothbrush and scrub your

teeth. You do this to not only for minty fresh breath, but to also prevent the development of plaque and decay.

This investment of your time in the short term can save you hundreds if not thousands of dollars on dental work inevitably caused by neglected care.

The same thought process holds true for your HVAC assets. Here are three ways spending the time and money to consistently maintain and manage your equipment will save you and your company in the long run.



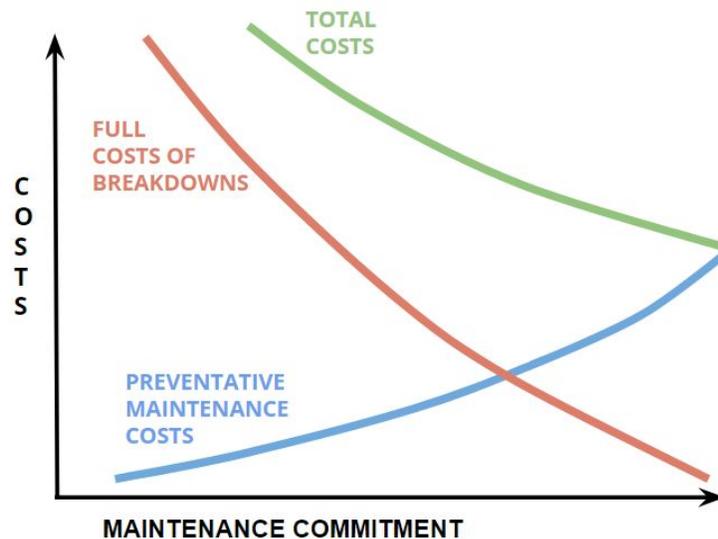
### Asset Lifespan

First off, your HVAC assets aren't cheap. More importantly, they are critical components to keeping your customers and fellow employees comfortable and happy. With that, the ultimate goal is to keep your equipment running for as long as possible.

Working against you is the natural wear and tear hours of mechanical operation brings. Belts and bearings wear down and filters clog up. These, along with other areas of wear and tear, lead to your HVAC equipment having to work much harder and longer to create the same amount of heating and cooling.

The longer and harder the equipment has to work, the more the integrity of the equipment depletes. This perpetual and vicious cycle will continue until the equipment eventually burns out and fails resulting in heating or cooling “downtime.” This major headache can cost your business unforeseen profits if you need to close down shop, and a lot of money in repairs and replacement.

While it is impossible to completely avoid emergency repair situations, an HVAC preventative maintenance program can pinpoint inefficiency issues or potential problems which could lead to a failure. This gives you the opportunity to resolve a minor issue before it turns into a major (and very costly) one.



The process of regular “check ups” and minor repairs could extend the life of your equipment anywhere between 8-15 years adding up to thousands and thousands of dollars in savings over the long haul.

## Improved Air Quality

Ensuring the comfort of your customers and your employees is a large portion of a facilities and maintenance manager’s responsibilities.

Properly and consistently controlling internal environment variables means a happier, more comfortable customer and employee potentially leading to a better customer experience and larger profits (especially for the retail industry). Air quality is one of the more important internal environment variables that needs to be monitored and controlled.

[According to the EPA](#), indoor air can sometimes be more polluted than ambient outdoor air. This is a frequent occurrence in situations where HVAC assets have not been properly managed.

An HVAC system is responsible for the air circulation and quality within an indoor atmosphere. Lack of proper maintenance can lead to dirty coils, filters and blower parts within a unit. This degradation paves the way for irritants such as pollen, bacteria, and fungi (mold is also a large issue in humid climates) to pollute the air.

Regular changing of the filters and cleaning of the components should be a part of your HVAC preventative maintenance program and schedule. These activities significantly reduce the possibility for contamination.

## Energy Savings

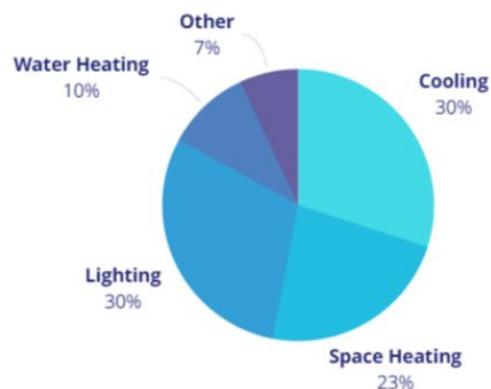
According to the New Building Institute, “best HVAC preventative maintenance practices can reduce energy use by 10 to 30 percent. In contrast, poor maintenance practices can increase energy use by 30 to 60 percent.”

Your HVAC system is a major contributing factor toward your overall energy bill over the course of the year. As the dreaded natural wear and tear processes occur within a system, inevitably the efficiency of the equipment begins to diminish.

As the system becomes less and less efficient, it must work harder and harder to produce the same level of heating and cooling within the building, even during light usage. This increase in work forces the system to demand more power.

Let's use a loose fan belt as an example. A loose belt means the fan won't be working at full capacity and can cause improper air flow throughout the building. What seems like a minor issue means the fan will have to work for a much longer period of time in order to

### TYPICAL ENERGY USAGE IN FACILITIES



\*Courtesy US Department of Energy

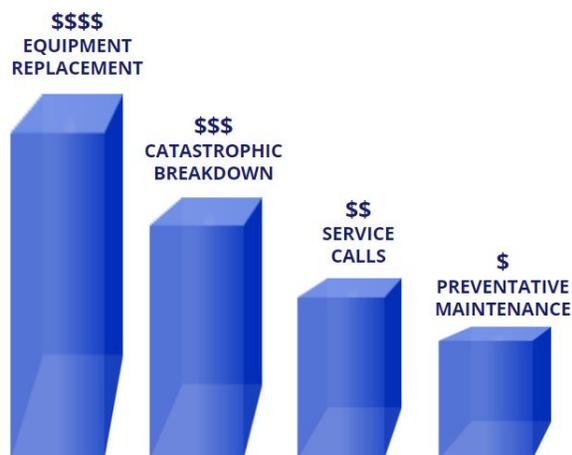
meet the set point temperatures across the building, using more energy and costing you money.

Not only will this situation cost you more from an energy standpoint, but if left unattended, could burn out the fan engine or the belt could eventually be compromised meaning a unit failure.

Your HVAC preventative maintenance program, if followed consistently and correctly, will catch an issue such as this saving you energy and major repair costs along with being better for the environment.

## Keep Up With Your HVAC Preventative Maintenance

As you can see, HVAC preventative maintenance pays for itself over time. When your equipment is properly tuned, your HVAC operational and repair costs drop. This is all great news for your budgeting, bottom line, and peace of mind.



Depending on the type of equipment you operate and where your buildings are located, you should set up your HVAC preventative maintenance program to run on a quarterly, or at least bi-annual cadence.

When deciding on an HVAC preventative maintenance provider, make sure to go with a company with plenty of experience in this arena. An experienced provider will be able to look at, and evaluate your HVAC asset list to develop a customized program that fits you best.

Be sure to stay in close communication with your provider (especially for multi-facilities managers). Lean on them and their expertise for advice and education when needed.

Make sure you are always in the know about when HVAC preventative maintenance work will be performed, and any discoveries that are made for each asset.

Many companies are now taking advantage of work order software to assist in keeping the communications channels open with their providers. While the use of this technology is great, make sure you are still able to have a one-on-one conversation at any time if necessary.

## About CMI Mechanical

The typical mechanical contracting service has evolved into nothing more than a glorified call center. Their processes have become impersonal, and don't provide much extra value to their customers. This is a problem.

Our mission at CMI Mechanical is to separate ourselves from the industry norms and become the reliable and personal resource our customers need and want.

Our team wakes up every morning excited to work closely with our customers to help solve all of their HVAC and refrigeration needs from the simple to the extremely complex.

We strive to provide elite customer service and support by providing each of our customers with a dedicated, one-point-of-contact account manager. If our customers ever need advice, have a complicated problem, or just want to talk shop, they have 24/7 access to our Mechanical Expert Team who have over a century of facilities management and mechanical experience combined.

We even employ a team of in-house data analysts who measure every step of the customer experience to ensure optimal satisfaction.

If you're tired of the typical, lackluster service you're getting from your HVAC/R provider, or if you just want a second opinion, call us at anytime and experience The CMI Difference.

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