



PREVENTIVE
MAINTENANCE

Optimize Performance, Minimize Costs

For over 40 years, EMCOR Services Mesa Energy (Mesa) has provided clients with high-quality mechanical, commercial HVAC, and building automation consulting and services. As commercial HVAC contractors with the knowledge and experience to also provide commercial refrigeration repair and chiller services, **the Mesa team of specialists is ready to take on virtually any mechanical challenge that arises.**

Preventive maintenance helps determine overall costs and reduces disruptions caused by emergency repairs or replacement of equipment when it breaks down. Regular preventive maintenance is critical for a successful building management program, as it preserves the initial investment in buildings and equipment, while enhancing the sustainability of facilities.

Benefits to Count On

- > **Energy Savings:** Preventive maintenance significantly impacts energy usage and can help increase energy savings.
- > **Extended Equipment Life:** Proper maintenance can add years of life to equipment, and helps prevent unexpected breakdowns.

- > **Consultative Facility Review:** A full evaluation of a client's facility is performed and recommendations are made to help their operation with cost savings.
- > **Advanced Technology:** Mesa technicians have access to real-time information via iPad tablets, and eliminate costly, inefficient paper systems. Utilizing a vehicle fleet equipped with GPS systems, we provide clients with verification of hours worked versus hours billed.
- > **Single-Source Solutions:** Our technicians are trained to maintain entire systems and we provide a single point of contact to support clients' facility requirements.
- > **Customer First Philosophy:** We answer to our customers. Mesa's business success is the result of continually meeting and exceeding customer expectations, and the associated long-term business relationships we've developed over the years.

Hundreds of Projects, 13 Major Markets Served:

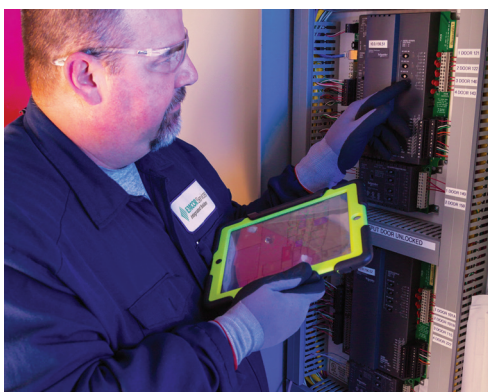
- Healthcare
- Commercial/Industrial
- Education
- Sports & Entertainment
- Retail
- Government
- Data/Call Centers
- Financial Services
- Telecommunications
- Pharmaceutical
- Biotech
- Semiconductor
- Gaming/Casinos

Did You Know?

Equipment that is under warranty **STILL** needs a maintenance contract.

Why?

A warranty doesn't cover tasks like changing filters, greasing bearings, and checking controls. In fact, if equipment under warranty fails due lack of maintenance, the manufacturer may not honor the warranty.





Reduce Energy Spend by as much as 15% with High-Performance Maintenance

Preventive maintenance programs offer equipment productivity and reliability and decreased repair costs, among other benefits, but often lack services that cater to a building's largest operating spend category: **Energy**.

The Largest Expense is the Largest Opportunity for Savings

Energy is typically 30-40% of a building's annual operating spend, making it the largest controllable

operating expense in most buildings. Mesa can often reduce energy spend by as much as 15% through a customized, high-performance maintenance strategy.

Enhance Your Bottom Line with Enhanced Maintenance and Benchmarking

Enhanced maintenance, such as energy services, and ongoing benchmarking are not typically included in a standard preventive maintenance program. So Mesa offers them separately. We provide enhanced maintenance services to help improve the function

and reliability of systems and to reduce energy consumption. We also verify and report energy savings through continuous benchmarking efforts. Many times, savings realized from these advanced services can help offset the cost of this program upgrade.

Contact a Mesa Energy expert today and learn how upgrading to a high-performance maintenance program can deliver measurable benefits that differentiate us from the competition.

High-Performance Maintenance = Preventive Maintenance + Enhanced Maintenance & Ongoing Benchmarking

Preventive Maintenance
 Traditional HVAC inspections and equipment tasking
Goal: Required availability and reliability of equipment and systems
Examples: Filter changes, seasonal start-up & shutdown services, routine maintenance



Enhanced Maintenance
 Additional services and tasks selected specifically for their benefit-to-cost ratio
Goal: Improved function and lower utility consumption
Examples: Schedule compliance, set-point compliance, economizer operation

Ongoing Benchmarking
 Objective analysis and reporting of results
Goal: Accountability!
Examples: Monthly accounting of utility spend, quarterly analytics and formal performance reports

WHAT CAN WE DO FOR YOU?

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License #'s: Nevada 0073520 C21 • California 611215 C20 C10 B C38 C36 C-4 • Arizona 294369 C-39 C-77

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