

HVAC PREVENTIVE MAINTENANCE



Service Agreements
Energy Management
Refurbish/Rebuild
Indoor Air Quality

The Preferred Service Partner - (225)925-5236



Technology at work for you

CONNECTING YOUR BUSINESS TO THE TECHNOLOGY RESOURCES YOU NEED TO KEEP YOUR BUILDING RUNNING

Scope of Work

The first step to creating the perfect HVAC maintenance agreement for your facility is to define the scope of work.

We know the type of preventive maintenance provided at your location is dictated by your building's needs and your business goals. We build all our programs around the following basic service activities and then add to the requirements based on our initial inspection of your facility and conversations with you.

Travel labor is an obvious part of any program. It is pretty clear we need to be onsite in order for us to perform any meaningful tasks. In some cases, we may need to add living expenses, but that is rare.

Testing labor is required so we can determine the operating condition of the system. It changes during the course of time and with the seasons. During the testing phase our Service Professionals look for excessive vibration; motor winding resistance; refrigerant charge; fan RPM; refrigerant oil (acid); water condition; safety controls; control systems.

Inspection labor is a critical part of the Testing Labor and is performed at the same time as the tests. During the inspection we are looking for worn, failed or doubtful parts; mountings; drive couplings; oil level; rotation; soot; water, oil and refrigerant leaks.

Once the foundation of our preventive maintenance service program is complete we start the actual maintenance tasks.

Tasks are the real meat and potatoes of a solid preventive maintenance program. It is during the performance of tasks that the equipment operation is improved and the life of the system is extended. This is where we catch potential failures before they happen saving you downtime, headaches and increased energy consumption.

flexible solutions for your business needs

FACILITY SOLUTIONS

- Operational Inspections
- Technical System Evaluations
- Indoor Air Quality
- Energy Management Systems
- Refurbishing / Rebuilding Systems
- Preventive Maintenance Plans
- Air Distribution Sanitation



PERFORMANCE SOLUTIONS

Designed for your building, your goals to ensure the results you want. Whether it is temperature, humidity or consistent operation, we have the talent, tools and expertise to deliver the results you want.

ENERGY SOLUTIONS

We can provide you with energy savings in a variety of ways. From low or no cost solutions to extensive system modifications. Tell us how much you need to save and we can build a program for you.



IAQ SOLUTIONS

There are hundreds of studies on the EPA's website that look at the benefits of implementing an IAQ plan. These studies also look at the dangers of ignoring an IAQ problem. Whether you have a problem or not, you should know. Call CMC and find out.



Building Services You Can Trust

We will develop a specific list of tasks designed for your system. It can include:

- Cleaning coil surfaces; fan impellers and blades; electrical contacts; burner orifice; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller, condenser and boiler tubes
- Aligning belt drives; drive couplings; air fins
- Calibrating safety controls; temperature and pressure controls
- Tightening electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections
- Adjusting belt tension; refrigerant charge; super heat; fan RPM; water chemical feed and rate; burner fuel/air ratios; gas pressure; set point of controls and limits; compressor cylinder unloaders; damper close-off; sump floats
- Lubricating motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages
- Painting for corrosion control, is directed by our scheduling system and on an as-needed basis.

During the execution of a proper preventive maintenance plan the activities are divided into 4 distinct categories. The effectiveness and results of the program are dependent on the implementation of each category.

REBUILD/REFURBISH SOLUTIONS

It is far more expensive and time consuming to replace some types of equipment than it is for CMC Corporate Solutions to refurbish or rebuild the equipment in question.

PRODUCTIVITY SOLUTIONS

A number of reports, available on the EPA website, show a strong connection between comfort and productivity. These reports also connect comfort to turnover and absenteeism.

ENVIRONMENTAL SOLUTIONS

Poorly maintained equipment not only wastes energy but it also has a substantially shortened life span. Both are environmentally expensive.



Building Services You Can Trust

1. **Planned Maintenance:** The Maintenance Department selects functions to be performed at specified intervals.
2. **Corrective Maintenance:** Actions are taken to correct any condition of impending failure.
3. **Predictive Maintenance:** A function of corrective maintenance whereby equipment is tested to determine corrective action necessary.
4. **Repair:** Performed after an interruption in system operation that requires restoration or replacement of a part or component other than those done during the corrective maintenance function.

The combination of these 4 categories improves efficiency and extends the life of the equipment. Any single category that is not utilized greatly reduces the program's effectiveness. The program is designed to provide you with an on-going, comprehensive maintenance program.



The Preferred Service Partner

CMC Corporate Solutions

1045 N Carrollton Ave
Baton Rouge, LA 70806

925.225.5236 ph

5413 Powell Street, Suite C
New Orleans, LA 70123

504.265.0017 ph

<http://callcmc.com>

<https://youtube.com/callcmc>

<https://twitter.com/callcmc>

<https://facebook.com/callcmc>

