



PREVENTIVE MAINTENANCE

Maintenance Programs To Help Maximize Facility Value

A well-functioning HVAC system is critical to maximizing your facilities' productivity and performance. That's why our preventive maintenance services cover a full range of facility-wide HVAC needs. Our manufacturer-independent experts are trained and experienced on a wide range of equipment—from small, air-cooled systems to central energy plants with thousands of tons of cooling capacity.

Value-Driven Preventive Solutions

Our preventive maintenance agreements can help you:

- > Reduce downtime by planning maintenance around your work and production schedules or during off-hours
- > Stabilize your budget with a fixed annual cost
- > Minimize service delays
- > Lower operating costs by helping equipment run more efficiently and preventing the expense of replacement
- > Improve tenant satisfaction by creating a more comfortable, productive environment
- > Resolve emergencies swiftly with our 24/7/365 on-call technicians

WHAT CAN WE DO FOR YOU?

Bahnsen Mechanical Systems
4731 Commercial Park Court
Clemmons, NC 27012
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Preventive Maintenance Helps Ensure Confidence

Keep your systems well-maintained with our comprehensive services, including:

- > Scheduled inspections tailored to your specific HVAC system needs
- > Annual, semi-annual, monthly, and quarterly tests and performance inspections
- > Filters and belts maintenance including replacing, cleaning, aligning, calibrating, tightening, adjusting, and lubricating
- > Condenser and evaporator coil cleanings
- > Up-to-date, transparent, and electronic recordkeeping and reporting

Covering All Your Systems and Equipment

- > Chillers
- > Computer room and data center cooling systems
- > Cooling towers
- > Direct digital controls (DDC)
- > HVAC systems
- > Pneumatic and electric controls
- > Steam and hot water boilers
- > Variable air volume systems
- > Variable frequency drive applications and service

Critical Insights with Predictive Maintenance

In addition to our preventive maintenance services, we offer predictive maintenance such as:

- > Vibration analysis to detect deteriorating components
- > Balancing and laser alignment of rotating equipment and parts
- > Infrared thermography to find "hot spots" or hazards
- > Expert energy analysis and efficiency testing to identify opportunities for upgrades

Equipment Service Life Overview

EQUIPMENT SERVICE LIFE SPAN

Equipment Type	Years	
Packaged & Split HVAC Units	15	
Chillers	Water-Cooled	20-25
	Air-Cooled/DX	15
Cooling Towers	20	
Condensers (Air-Cooled)	15	
Boilers	Electric	15
	Others	25-35
Pumps	15-20	
Controls	10-15	
Coils (CHW and DX)	20	

The above service life estimate ranges are based on data in the ASHRAE Applications Handbook (A37-2015, Table 4) relevant to commercial and industrial applications. Actual life can vary widely. To learn more, go to the ASHRAE database (<http://xp20.ashrae.org/publicdatabase>).

EQUIPMENT FAILURE RATE

