

GET TOTAL INSIGHT & IDENTIFY HIDDEN SAVINGS in Your Major Building Systems



Major building infrastructure, such as HVAC units, boilers, chillers, lighting and building controls have limited service lifetimes and high replacement costs. And as these systems age, their service costs get even more expensive.

Many businesses don't know the current condition and projected service life of these systems, or have in place preventive maintenance plans and capital budgets to maintain and replace these systems when repair is no longer cost-effective. And without preventive maintenance, major building systems can break down unexpectedly. These replacement costs can significantly impact the financial performance of your business. For example, in 2019 a corporation's headquarters office in Ohio spent \$12,000 on a part for HVAC equipment which really needed a full replacement. One year later, the company had no choice but to replace the equipment, making the original \$12,000 repair a waste of money. We want to help others avoid this kind of problem.

To help address these gaps in awareness and preparation, GEM Service will conduct a **Facility Risk & Expense Evaluation**. It is designed to provide you with insight into the condition and lifespan of your building infrastructure systems, and help you have control over high repair costs from HVAC, lighting, building controls, and other critical systems.

Our team will carefully evaluate your facility's major building systems to detail the risk in these systems, their remaining service life, replacement costs, and the service and capital budgeting plans required to replace these systems. This assessment covers the following major infrastructure areas of your building:

- **HVAC:** On-site inspection of rooftop HVAC units, chillers, domestic boilers and other system components;
- **LIGHTING:** On-site assessment of your lighting conditions, maintenance requirements, and energy consumption;
- **ELECTRICITY, GAS AND WATER USE:** Detailed examination and analysis of your building's total energy use and utility costs, and identification of available cost savings.
- **BUILDING AUTOMATION AND CONTROL SYSTEMS:** On-site inspection of control systems and identification programs to make comfort improvements and increase cost savings.

BENEFITS OF YOUR FACILITY RISK & EXPENSE EVALUATION:

- **Eliminates unexpected major building costs** by identifying condition and service risks of HVAC and other major building systems
- **Reduces ongoing service costs** by establishing a long-term preventive maintenance plan
- **Reveals meaningful energy costs savings**—based on building infrastructure assessment and utility expense analysis—up to 30% savings on current energy costs
- **No capital outlay**—self-funded solutions using the savings will be provided

Once your Facility Risk & Expense Evaluation has been completed, you'll receive a detailed roadmap, providing you with a complete view of the expense risks in your building's infrastructure, including:

- The most cost-effective path for servicing these systems over their remaining lifetimes
- A plan and budget for replacing these systems at the end of their service life
- A detailed analysis of your building's energy usage and costs
- Identification of areas where financial risk can be avoided

WHAT A
**FACILITY RISK &
EXPENSE EVALUATION**
MEANS TO YOUR BUSINESS:

FREE from unnecessary repair costs

FREE from unscheduled downtime

FREE from higher energy costs

FREE from uncertainty in
building upgrade costs

Now you can get a clear view of the risks in your facility's major building systems, with a detailed plan to mitigate these risks, control your building maintenance costs, and minimize or eliminate the financial shock of unexpected building system failure.

For more information, contact us:

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Learn more at RLGbuilds.com