



PREVENTIVE/PREDICTIVE  
MAINTENANCE

## Comprehensive Preventive Maintenance Plans Tailored to Individual Client Needs.



As one of the Midwest’s premier full-service mechanical contractors, Central Mechanical Construction offers a firm foundation in heating, ventilation, air conditioning, plumbing, piping, ductwork, and utilities. With 50+ years of experience working on commercial, government, institutional, and industrial projects, **Central Mechanical’s team of qualified professionals is able to satisfy even the most rigorous quality standards—while still meeting high-pressure deadlines and controlling tight budgets.**

To keep the HVAC equipment in commercial facilities working properly and reliably, systems needs regular preventive maintenance. Central Mechanical offers planned commercial HVAC maintenance agreements to help ensure clients’ heating and cooling systems remain operational and help reduce the likelihood of expensive emergency equipment service and repair.

### Benefits, and More Benefits

**Participating in Central Mechanical’s commercial HVAC maintenance plan offers business owners many benefits:**

- > Convenience: As part of a service agreement, clients have immediate access to Central Mechanical’s team of HVAC experts.
- > Limited downtime: When possible, Central Mechanical’s expert providers perform HVAC service during off-hours, ensuring that client businesses run uninterrupted.
- > Lower operating costs: With regular maintenance from Central Mechanical experts, clients ensure that minor problems are dealt with before they become larger problems that require significant expense.

- > Fewer emergency service calls: Clients who engage in a preventive maintenance agreement with Central Mechanical have reduced their need for emergency service calls by as much as 65%.
- > Stable costs: When clients participate in a commercial HVAC planned service agreement, costs are generally fixed, with few surprises in terms of maintenance and labor costs.
- > Low carbon footprint: When Central Mechanical provides regular commercial maintenance for a client’s building’s systems, clients can limit their building’s contribution to greenhouse gases.
- > Satisfied tenants and employees: Equipment that receives consistent maintenance from Central Mechanical performs better and creates a more comfortable building in which to work or reside.

### CENTRAL MECHANICAL’S FULL SUITE OF SERVICES INCLUDES:

#### Mechanical services:

- Air conditioning
- Building service and maintenance
- Ductwork
- Heating
- Industrial and process piping
- Plumbing
- Utility services
- Ventilation
- Fabrication/prefabrication
- Medical gases

#### Systems worked on include:

- Energy recovery chillers
- Ventilation systems
- Variable-speed air volume equipment
- Chilled water systems
- Steam or boiler equipment
- Clean rooms
- In-floor heating or air-conditioner systems



## Upfront Planning, Bottom-line Value

Central Mechanical offers a full range of customized, planned preventive maintenance services aimed at giving clients bottom-line value.

### These services include:

- > Scheduled inspections tailored to individual system and business requirements
- > Testing and timely replacement of all air filters, belts, cleaners, oil filters, and lubricants
- > Up-to-date maintenance records, including combustion efficiency reports, technician recommendations, refrigerant usage, and more
- > Professional engineering assistance
- > Complete and accurate repair quotes
- > Preferred customer service 24/7/365

## Maintenance Agreements Save Dollars and Make Sense

### A typical commercial HVAC maintenance agreement will:

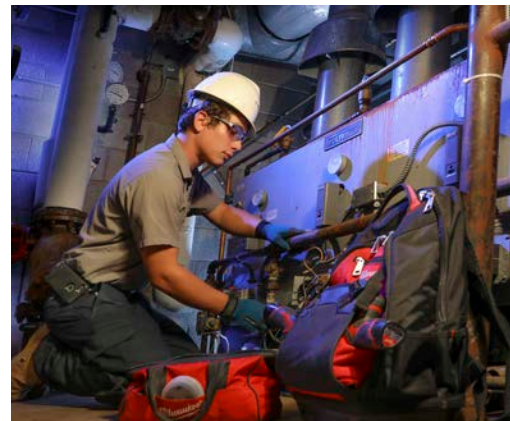
- > Provide the HVAC maintenance and repair services needed for equipment to continue working efficiently, with the least amount of costly downtime possible
- > Reduce the possibility of expensive breakdowns or malfunctions associated with neglected equipment, excessive wear, and early failure

- > Ensure HVAC equipment is checked and tuned up seasonally
- > Help avoid delays stemming from the rush for maintenance services at the beginning of every heating and cooling season
- > Track maintenance

## Tangible Benefits Backed by Research

Preventive service agreements are a wise investment because of the convenience, reliability, and peace of mind they provide. But don't just take our word for it. **Research by leading manufacturers shows that regular maintenance can:**

- > Reduce overall energy consumption by 25 to 30 percent
- > Reduce unexpected breakdowns by 70 to 75 percent
- > Reduce system downtime by 30 to 35 percent
- > Reduce overall equipment repair and maintenance costs by up to 20 percent



## WHAT CAN WE DO FOR YOU?

### EMCOR Central Mechanical

#### Central Mechanical Construction

631 Pecan Circle  
P.O. Box 1063  
Manhattan, KS 66505  
T 785.537.2437  
F 785.537.2491

#### Topeka Location

725 NE Highway 24  
Topeka, KS 66608  
T 785.232.4013  
F 785.232.3116

[centralmechanical.com](http://centralmechanical.com)