



Mechanical Systems Services

Programmed Maintenance Program



Phone: 904-260-8002 Toll Free 877-260-8002

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www.thermaserve.com

6676 Columbia Park Drive South Jacksonville, FL 32258



Programmed Maintenance is designed to help you reduce the cost of operating and maintaining your HVAC systems. Studies have shown that our type of maintenance program can help you:

Avoid expensive downtime
Avoid tenant turnover

Avoid employee productivity losses
Avoid utility waste costs by up to 5-20%

Extend the useful life of your equipment by 20% or more
Reduce administrative costs associated managing HVAC services

Our goal is to help you control your overall maintenance costs via an optimum blend of predictive, diagnostic and scheduled maintenance tasking services.

Benefits to a Programmed Maintenance Plan

Energy Dollar Savings

Programmed maintenance keeps **Your** equipment in peak operating condition, thereby reducing energy consumption. Our program will provide the proper maintenance tasking procedures that will include cleaning all heat transfer surfaces and calibrating your equipment to operate at peak performance.



Operating Cost Saving

As we implement this **Programmed Maintenance Plan**, system efficiency is returned to an optimum level and operating costs and productivity losses are reduced to a minimum.



Reducing Expensive Down Time

Proper functioning equipment means money in your pocket. Our **Programmed Maintenance Program** provides the manufacturers recommended maintenance tasking procedures for your equipment on a predetermined schedule. Our program reduces equipment failures, and costly equipment downtime while increasing employee productivity.

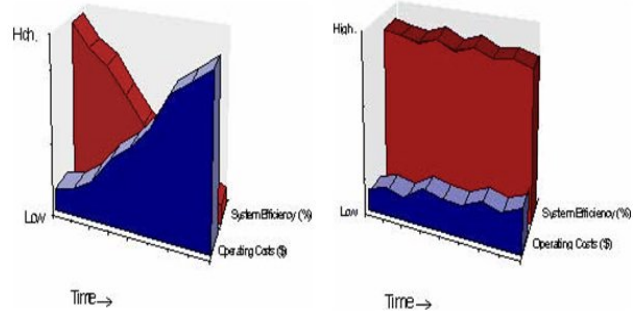




Benefits to a Programmed Maintenance Plan

Extending Equipment Life

Your **Programmed Maintenance Program** keeps your equipment in optimum condition. This maintenance program is custom tailored to increase the life expectancy of your equipment over that of improperly maintained equipment. This results in the deferral of costly replacement expenditures.



Improved Indoor Air Quality

This program is designed to allow your equipment to operate within the original design environmental specifications they were engineered to provide. The first line of defense against possible perceived or real environmental complaints is proof of a verifiable maintenance program that provides for proper ventilation, filter changes and comfort control. Our program will help you meet these challenges while providing an environment that is healthy for your tenants.



Increased Comfort Control

Consistent comfort control keeps your tenants happy which studies have shown increases productivity levels to peak performance.



Programmed Maintenance Performed Around Your Schedule

We have incorporated your business and technical requirements into this maintenance program. Our call center automatically dispatches the manufacturers recommended maintenance tasking procedures for your equipment on a predetermined schedule that best meets both your business and your equipment requirements.





Benefits to a Programmed Maintenance Plan

Engineering Support

This maintenance program includes engineering support services to include identifying indoor air quality problems, solving comfort complaints, and or modifications to reduce or add air conditioning, heating or ventilation capacity in your facilities. As with this and any of our programs, we provide written performance guarantees with all of our engineered solutions.



Guaranteed Priority Emergency Service Response

Our Programmed Maintenance Agreement has continuously proven to reduce emergency or trouble calls. However, when one does occur, you will receive our highest priority response. ThermaServe responds to emergency service or trouble calls even during peak periods within two(2) hours or less of your call from our four county office location area and within four (4) hours or less in our expanded regional area.



ThermaServe is a customer driven South East Regional Independent Commercial and Industrial Mechanical & HVAC Systems Services Company serving North Florida and Southern Georgia. Founded in 2000 by the Royer family, the company has over 250 years of combined technical experience for major manufacturer's equipment including Trane, York, McQuay, and Carrier. With a personal commitment to our customers, our experienced technicians are licensed, factory trained, and provide preventive maintenance services, emergency services, and retrofits for your existing systems.

YOUR SUCCESS IS OUR SUCCESS

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