



As the current health crisis continues to evolve, we're here to help support the needs of your mechanical systems, promoting the efficiency and longevity of your building as well as the health and safety of its occupants.



## Feel Confident as You Re-Open Your Facilities

As you begin to reopen your facilities, we are here for you. The energy efficiency and sustainability of your building systems have always been critical, and now indoor air quality is just as significant. The CDC has provided guidance on the importance of effective HVAC start-up and maintenance when re-opening office buildings. Count on our experienced and trained personnel to provide the necessary services to open your building with confidence.

### Prior to Reopening, Perform these Steps

#### HVAC Systems and Indoor Air Quality (IAQ)

- Run HVAC fans continuously to flush out the building. (For areas that are occupied, run at normal levels.)
- Keep boilers and hot water circulating systems running.
- Increase outdoor ventilation air to maximum allowable (ensuring the relative humidity remains at or below 60 percent).
- Exercise condenser water pumps and cooling towers daily to prevent corrosion, bio-growth, and legionella.
- Disable demand-control ventilation controls that reduce air supply based on temperature or occupancy.
- Inspect outdoor air dampers, economizers, return air, and relief air components to ensure they are calibrated and operating properly.
- Provide engineering survey to establish potential improvements for IAQ.
- Perform baseline and post-installation IAQ testing.

#### Vibration Analysis and Predictive Maintenance (PdM)

- Perform PdM on rotating equipment as part of a "start-up" for systems that have been idle.
- Incorporate chillers, cooling towers, pumps, air compressors, and fans into PdM programs.
- Utilize Portable Diagnostics and Continuous Diagnostics to pinpoint potential problem areas.

#### Steam Clean Evaporator Coils

- Use steam cleaning for evaporator coils, condensate drain pans, and other surfaces where dirt, mold, bacteria, and other contaminants accumulate.
- Improve IAQ and performance by removing contaminants.

#### Building Considerations After Reopening and Beyond

- Increase filtration levels to the highest compatible with the existing system.
- Implement supplemental air-cleaning services and technologies like UVGI solutions or advanced bipolar ionization solutions.
- Increase ability to control, monitor, and analyze facility systems remotely.