

Meeting Your Company's Needs

Rodenhiser Guardian Program

- Reduce expensive downtime by providing manufacturers recommended maintenance tasking.
- Maintain proper comfort and IAQ by maintaining your equipment at original design specifications.
- Reduce energy waste by tuning equipment and cleaning heat transfer surfaces.



www.rodenhiser.com/commercial
71 Whitney Street, Holliston, MA

PH(508)429-9589 • FX(508)429-9557
1-800-633-PIPE(7473)



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Rodenhiser Guardian Program

- Eliminate business and technical risk by:
- Customized programs to either share or assume the entire business and technical risk for equipment reliability and repair maintenance.
- Providing engineering support to:
 - ✓ Identify indoor air quality problems
 - ✓ Solve comfort complaints
 - ✓ Modifications to reduce or increase cool/heat
 - ✓ Providing the industry's best performance guarantee for all engineered solutions



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Rodenhiser Guardian Program Savings

- A precision tuned & cleaned rooftop unit costs approximately \$310 per 12,000 BTU's or ton, or \$0.78 per square foot.
- A poorly tuned or dirty rooftop unit costs an additional \$155 per ton, driving costs up to \$1.17 per square foot (50% or more to operate).
- This cost avoidance is the key benefit of our **Rodenhiser Guardian Program**.

Based on typical 8 SEER packaged rooftop unit



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Rodenhiser Guardian Program

- Extending equipment life by customizing a program unique to your operating requirements.
 - ✓ Computer dispatch to assure maintenance is completed on time.
 - ✓ Field tasking procedures to assure quality of work.
- Obtain the lowest possible cost by customizing a program to meet all of your unique requirements.



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Rodenhiser Guardian Program Savings

Maintenance Task	\$Savings%
Adjusting equipment operating sequence	25-35%
Cleaning coils & heat transfer surfaces	5-15%
Periodic changing of dirty filters	10-15%
Removing scale from water tube condensers	25-30%
Adjusting air/fuel ratio burners	10-15%
Cleaning burner assemblies	10-15%
Removing soot from fire side burners	5-9%
Eliminating belt slippage and poor alignment	15-20%

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Rodenhiser Guardian Program Savings

Option	Program Scope	Benefits	Drawbacks
Full Service	<ul style="list-style-type: none">• Four inspections and filter changes• All Maintenance Materials• All Repair Labor• All Repair Parts• 24 hour Emergency Coverage	<ul style="list-style-type: none">• Reduced operating costs and downtime.• Budget control and peace of mind.• Contractor assumes all performance risk.	None
Full Labor	<ul style="list-style-type: none">• Four inspections and filter changes• All Maintenance Materials• All Repair Labor• 24 hour Emergency Coverage	<ul style="list-style-type: none">• Reduced operating costs and downtime.• Limited budget control.• Contractor shares performance risk.	Client shares in performance risk.
Inspection	<ul style="list-style-type: none">• Four inspections and filter changes (2 Annual, 2 Operational)• All Maintenance Materials	<ul style="list-style-type: none">• Reduced operating costs and downtime.	Client has all performance risk.

• Power Wash Condenser Coils • Chemical Cleaning of Evaporator Coils • Filter frequency increase and or upgrade to higher filtration pleated

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Rodenhiser Guardian Program Key Benefits

- We are organized to meet the unique needs of your industry.
- Our computer based business delivery process assures:
 - ✓ Optimized program that minimizes your operating costs while improving IAQ.
 - ✓ All work is performed to manufacturers specifications.
 - ✓ The capital assets of your building are protected.
 - ✓ Verification reporting of all work done.
- Your “One-Call” source for all HVAC needs.



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The Next Step

- Contact us to schedule a site visit. We will survey your equipment and custom design a planned maintenance program.
- Identify options to improve equipment performance and/or reduce operating costs.
- Upon completion of survey explore your options prior to finalizing program scope of work.
- Allow us to develop final program.



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Rodenhiser Plumbing, Heating and Air Conditioning, Inc.

- Since 1928, a complete service company.
- We have consistently grown each year due to our competitive programs and services.
- Our company has continued to invest in state-of-the-art technology that allows us to deliver the highest level of service with the lowest possible cost.
- Our focus on training and employee development programs assures the delivery of safe reliable service.



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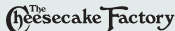
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A Few of Rodenhiser's Commercial Clients



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