

Englewood

Construction • Management

Maintenance Program



- An experienced maintenance team
- National Coverage
- Preventative Maintenance of all building systems
- Individualized Maintenance Programs
- Web based management system
- One call dispatching 24 Hours /7 Days a week
- Emergency Services with a guaranteed response time
- Comprehensive cost reporting and analysis
- Remodels / Roll-outs / Re-branding



Englewood has cultivated a national subcontractor network in excess of 25,000 members. All of our subcontractors undergo an intensive screening process and regular reviews to insure we are providing superior expertise and performance.



Did You Know...

- Fire extinguishers must be maintained and inspected annually to comply with State, Local, and Municipal Codes.
- Roof warranties require an annual inspection by a licensed contactor ¹
- Sediment build up inside water heaters can lead to pressure relief valve failure as well as a 50% reduction in efficiency²
- Routine maintenance on circuit breakers prolong the life of not only your breaker, but the equipment that it provides power to. A maintained breaker can typically last 3 to 5 years longer³
- Back flow preventers on all kitchen equipment and building systems must be annually certified.⁴
- Emergency lights, exit signs, fire alarm, and strobes must comply with strict Fire Marshall standards for each municipality. In addition battery backup for these systems must be verified every 6 months.⁵
- Regular property maintenance can lower insurance premiums.⁶

Did You Know...

- Enrolling your building in a demand-response program cannot only save on energy bills, but earn money as well.⁷
- A maintenance program which monitors CO₂ output, resets temperature set points, zones non essential exhaust fans and sets interior lights for different times of the day can be used for a demand-response credit.⁷
- Operable windows generally account for 5-7% of a building's costs. Hardware, glass, gasket, finish, and leakage problems are not covered under a manufacturer's warranty if the window has not been properly maintained.⁸
- Even ceiling tiles need maintenance. A ceiling tile will absorb 6 times the amount of allergens and bacteria that collects on hard surfaces. Unmaintained ceiling tiles are a breeding ground for mold, bacteria, and dust mites.⁹
- Replacing lights with LED or compact fluorescents can add up to 100,000 hours to the life of bulb. By redirecting light where you need it instead of everywhere in your building you can reduce energy costs as well as operating costs.¹⁰

7. "How to Cut Energy Use and Get Paid for It." Jana J. Madsen, Buildings 2.2009 8. Steve Downing, President, Owings Mills, MD-Based Window Consultants.

9. Bill Reed, Interior Floor to Ceiling. 10. Leah B. Garris, Managing Editor, Buildings Magazine.

Customized Maintenance Programs

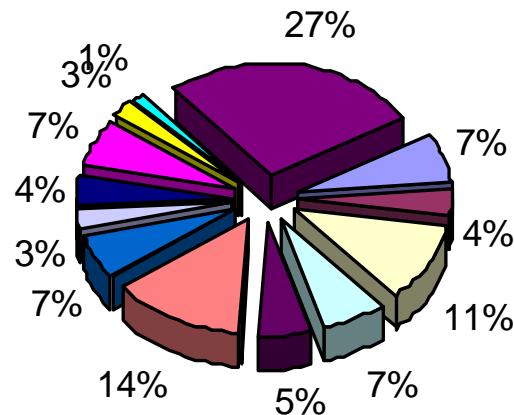
Englewood will perform a comprehensive evaluation of your facility's equipment and needs and develop a maintenance program tailored specifically to you. After all, performing routine maintenance of your systems and equipment not only extends their lifespan, but also your bottom line. Properly maintaining your equipment and systems minimizes repair costs. Regular testing and certification of systems and safety devices helps insure your patrons and employees are safe.



Maintenance Reporting

Englewood will provide you with a variety of reports to allow you to assess and evaluate various aspects of your maintenance and repair history such as identifying recurrent problems and/or equipment replacement needs, cost analysis by facility, repairs across facilities, and preventative maintenance costs.

Pro Rata Cost to Date / Facility (Example Only)



- Roof Top Units
- Plumbing
- Roof
- Sprinkler Testing
- Extinguisher Certification
- Miscellaneous Carpentry
- Door Repair
- Floor Repair
- Sewer Issues
- City Inspections
- Window Repair

- **Facility Maintenance Utilizing a General Contractor's Viewpoint**
- **A Commitment to Serve**
- **The Experience Necessary to Work in Occupied Spaces**
- **Sensitivity to Budgets and Schedules**
- **A True Partner in Your Success.**

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