

BUILDING OPERATIONS & MAINTENANCE

ELECTRICAL SAFETY IN THE WORKPLACE

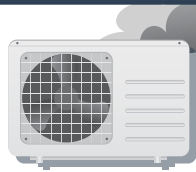
Over a 30-year period, maintenance and operations costs of a building account for **98%** of the total cost, while the initial design and construction accounts for only **2%**. By investing in preventative maintenance and upgrading to newer electrical systems, you can help reduce your total operating cost while also improving your environmental, social, and corporate governance.



Deferred Maintenance Can Lead To

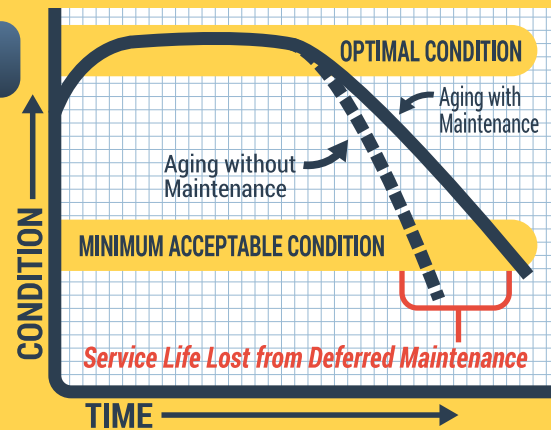


Unscheduled **downtime**



Lower lifespan of equipment

Continuation or increase of **environmentally harmful emissions**



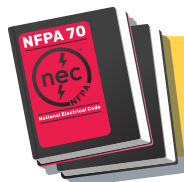
*source NIST Handbook 1352020 Edition LIFE CYCLE COSTING MANUAL for the Federal Energy Management

Benefits of Proper Maintenance



Mission Related

- Improved **reliability**
- Improved **productivity** and **functionality**



Compliance Related

- Fewer **accidents** and **injuries**
- Fewer building related **illnesses**
- Fewer **insurance claims, lawsuits** & **regulatory violations**



Condition Related

- Improved **condition**
- **Reduced backlog** of deferred maintenance and repair
- **Less reactive**, unplanned maintenance and repair



Efficient Operations

- Lower **operating cost**
- Lower **life cycle cost**
- **Cost avoidance**
- Reduced **resource use**
- Reduced **greenhouse gas emissions**

Stakeholder Driven



- Customer **satisfaction**
- Improved **public image**



Environmental, Social, and Governance Related (ESG)

Electrical systems can help reduce:

- **Global warming** potential
- **Acidification** potential
- **Ozone depletion** potential
- **Eutrophication** potential
- **Smog formation** potential
- **Respiratory effects**

Preventative Maintenance Types



Predictive Maintenance:

Monitoring equipment detects faults in equipment for immediate **repairs** or **replacements** when equipment meets predefined "unacceptable" levels. This **avoids costly major repairs** in the future.



Reliability-Centered Maintenance:

Root cause failure analysis and proactive maintenance techniques will **prioritize the performance** of **expensive** and **important equipment maintenance** while deferring maintenance on inexpensive or less important equipment.

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