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

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

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

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

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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