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COMMERCIAL AND INDUSTRIAL
MECHANICAL CONTRACTORS

4 CRITICAL CONSIDERATIONS FOR YOUR BUSINESS COMEBACK

Your business has not stopped. Bills and expenses are piling up, employees are anxiously awaiting their return to a healthy workspace, and customers are expecting a “new normal” when your Business Comes Back.

The MSC Service Team has experienced these same feelings, concerns, and business needs. Our team has pulled together a list of areas where we can help you define your new normal in building operations.

1. **Should I defer maintenance?** There are 2 ways to manage.
 - a. **Stay on schedule** – MSC will continue to support you with scheduled coil cleanings, air filter changes, belt changes, and our multi-step tasking of your preventive maintenance plan. The PM addresses several of the Critical Considerations to prepare for your **Business Comeback**.
 - b. **Defer maintenance** – Request a deferred maintenance of scheduled PM's from MSC. For our Guaranteed Coverage contract customers, **this will suspend our guaranteed coverage for materials and labor for any failures that occur before we are allowed back on-site to perform our PM's**. For our standard PM customers, there is no change in the liability, but there are a few critical items discussed below to consider to prepare for your **Business Comeback**.
2. **Environmental Disinfection.** The current environment has building owners inspecting their cleaning plans, whole building disinfection options, investigating duct cleaning, filter changes, and many other steps to creating a safe environment. MSC can **help you use your HVAC system** to create an environment that is safe and maintainable as your **Business Comeback** kicks off. We are currently working with several styles of air supply disinfectant methods. We are happy to share the results of various **lab studies showing the reduction in airborne particles, pathogens, mold spores, and smells**.
 - a. **Needlepoint Bi-Polar Ionization (NPBI/Cold Plasma)** – Safely generates +/- ions which will reduce particles in your air, control volatile organic compounds (VOC's) odors, and kill pathogens in spaces served by your HVAC system.
 - b. **Ultraviolet Lighting (UV)** – UV lights damage pathogens and makes them inert.
 - c. **REME Halo** – plasma ion generator which purifies your building air to control odors and kill pathogens.
 - d. **Duct cleaning** - Will remove existing particles and build up in your existing ductwork.
3. **Filter Replacement** – Several of the cleaning technologies presented in Environmental Disinfection can be combined with standard filtration to deliver a higher performance of the air filtration system. If you choose to defer the maintenance of air filters, your system could be negatively impacted through higher loading of the filters due to spring pollen and other contaminants in the air this season. **Dirty filters will lead to overloading of expensive unit components, which often leads to failure**. A failed compressor is expensive and will impact your ability to cool your building during your **Business Comeback**.
4. **Coil Cleaning (Evaporator and Condenser)** – Coil cleanings allow your air handling equipment to operate as designed without overworking your fan motors and other critical cooling components. **Clean coils make sure your building is working efficiently** when your **Business Comeback** is in full swing.