

ServiceLogic

Building Efficiency and Sustainability



Service Logic

Headquartered in Charlotte, North Carolina, Service Logic is the largest privately held Energy and HVAC/Mechanical company in the United States. Our integrated services optimize energy efficiency, comfort, productivity, health and safety for more than 40,000 clients nationwide and over 1 billion square feet of commercial, industrial and institutional real estate. With leading HVAC service companies in key markets under our umbrella, we address the energy needs of clients coast to coast and everywhere in between.



For 70+ years, we've built loyal relationships within our local communities by providing our customers with services that:

- Optimize Energy **Efficiency**
- Maximize System **Reliability**
- Provide Exceptional Customer **Service** and Support
- Lower **Total Costs**

We are earning the trust and confidence of each customer through proven performance over the long term.

Our Local Commitment

Local Leadership

Locally managed and operated, our associates are committed to serving our local communities and our clients for the long term.

Local Resources

Our focus on service is supported by our investment in the people, technologies and resources necessary to exceed clients' expectations.

Local Services

With an entrepreneurial spirit, we use our innovative resources to provide a cost effective, custom service program for our clients.

Local Relationships

Our long term focus on helping businesses successfully respond to challenges and opportunities has made us a trusted partner for our clients.



Service Logic

Supporting our local efforts are the national resources and financial backing of Service Logic. We leverage industry-leading technology, operational processes and best practices to better serve your needs.

National Support Strategic Accounts Platform

Service Logic's geographical footprint allows us to self-perform services in a large majority of the major United States markets, with over 2,500 skilled workers company-wide. In addition, we have a field partner network limited to primary and secondary partners for each major market where we do not self-perform. We partner with like-minded companies, who have been vetted to ensure we deliver the best commercial HVAC services in any given market. Our Strategic Accounts platform allows Service Logic to onboard vendors in select customer areas that are performing well and the customer wishes to retain their services.



Service Partner Vetting

Ensuring consistency of the customer experience is paramount in what we do on a national level. Developing ongoing relationships with our field partners is key to controlling quality and ensuring competitive pricing across our network. Our vetting process consists of the following key attributes:

- Service focused organizations with proper infrastructure
- Size and scale in the markets they operate
- Safety focused with reportable safety metrics
- Ability to grow as volume increases

Continuing Education

Service Logic's proprietary energy and maintenance training ensures our employees are on the cutting edge, with a value-added focus on solving systemic problems beyond your current needs.

USGBC® Member

As a member of the U.S. Green Building Council®, we evaluate the environmental impact of our activities with a view towards ultimate sustainability.

ENERGY STAR® Partner

As an ENERGY STAR® Partner, we help you use energy more efficiently. We target your efficiency goals and provide you with a program to meet and exceed your objectives.



Service Capabilities

Maintenance Management System

Service Logic has invested in one of the most advanced maintenance management systems in the industry. The Key2Act business system incorporates all variables of a professional service management program to include:

- Customer Account Information
- Property Operational Data
- Equipment Inventories
- Maintenance Tasking
- Maintenance Scheduling
- Skill Level Technician Assignments
- Maintenance Material and Supply Inventories
- Repair Parts & Component Sources and Inventories
- 24x7x365 Dispatching System
- Historical Service Activity Archives
- Accounting and Service Management System
- Customer Reporting & Documentation

Data Centers & Server Rooms

- UPS power systems
- Power distribution systems
- Server racks and accessories
- Pre-fab data center modules
- Mission critical cooling
- Security and environmental monitoring
- Surge protection and power conditioning
- Data center design assistance
- Data center assessments and recommissioning
- 24/7 remote site monitoring

Chiller & Compressor Overhaul

Maintenance services designed for your specific needs, including:

- Refrigerant conversions
- TurboCor® retrofit
- CFC chiller system retrofit
- Equipment repair, rebuilding and maintenance

Building Controls & Building Automation Systems

- Turnkey system design, installation and maintenance
- Integration of multiple manufacturer's systems using Tridium JACE
- System troubleshooting and repair
- Energy dashboard design
- Johnson Controls, Honeywell and Distech distributor

Electrical & Lighting

- Lighting retrofits
- Lighting controls and automation
- Latest technologies, i.e., LEDs
- Emerging technologies
- UPS/power backup systems
- Power distribution systems
- Power quality measurement



Energy Management

Energy Management Systems

A strategic approach to energy management can produce twice the savings as typical approaches. As an ENERGY STAR® partner, Service Logic can craft a proven energy management plan to measure current performance, set goals and track savings.

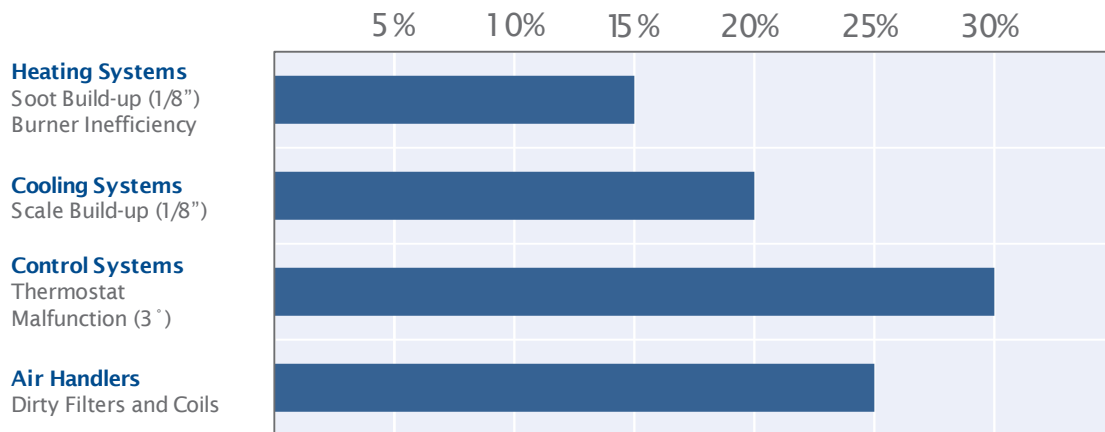
- System analysis and upgrades
- Pneumatic to DDC conversions
- Off-site monitoring
- Key partnerships with industry-leading indoor air quality (IAQ) experts

Turn-Key HVAC Projects

- In-House Capabilities for design, budgeting and implementation
- Professional engineers on staff
- Full mechanical capabilities
- Design build capabilities



How Your Energy is Wasted



Preventive Maintenance

A state-of-the-art HVAC system is one of the biggest capital investments in your building or facility. To guard it against risk, you need the ongoing protection of preventive maintenance. With Service Logic as your partner, your system will last longer with fewer headaches and operate at maximum efficiency.

“Whether you are running a grocery store, a school, or an office building, getting the most out of your energy dollars —while reducing your carbon footprint — just makes sense.”

- Stephen L. Johnson, ENERGY STAR

When you consider the cost of untimely breakdowns — unhappy tenants, unplanned downtime, emergency repair expenses —a Service Logic maintenance program makes smart business sense.

Maintenance solutions range from periodic preventive maintenance programs to full-service care, which eliminates your HVAC system risk entirely. Our proactive maintenance program will prevent unexpected bills and give you the advantage of budget forecasting.

Reaping the Benefits of an HVAC Maintenance Plan

Operational Benefits

- Improved comfort
- Reduced downtime
- Improved indoor air quality
- Refrigerant management
- Responsibility/accountability
- Administrative efficiencies
- Technical expertise

Financial Benefits

- Lowered operating expenses
- Lowered utility costs
- Extended equipment life
- Fixed cost budgets
- Minimized capital costs
- Lowered repair costs

Quarterly Reviews

Service Logic will conduct face-to-face reviews with your Facility Management to discuss the following, based on inspection findings:

- Recommendations
- Suggestions for Proper Planning
- Future Budgeting



Customizable Plans

Service	Description	Customized Service Programs		
		Full Services	Planned Services	Assessment Services
Operational Assessment	Visual inspection and physical testing of equipment to ensure proper operating conditions.	●	●	●
Planned Maintenance*	Preventive and predictive maintenance services aimed at extending equipment life and identifying potential risks before they occur.	●	●	
Corrective Maintenance	Repair and replacement of worn and doubtful parts before problems occur to maximize system reliability and performance.	●		
Repair & Replacement	Diagnosis, repair and replacement of failed parts and components.	●		
Emergency Response	Monitoring and 24/7 emergency response to avoid operational interruptions	●		
Energy Services	Certified Energy Managers* and LEED* Professionals™ with technicians improve performance and energy efficiency.	●	●	●

● = optional ● = included

*Planned maintenance is based on your system's design parameters, operational considerations, manufacturer's recommendations and our experience with similar systems.



Depend on a Partner Focused on You

Service Logic partners with commercial, industrial, institutional, mission critical and government organizations to maintain their buildings for safe, healthy and energy efficient operation. Our innovative approach to improving building performance is rooted in high-quality preventive maintenance and ongoing energy monitoring and analysis.

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Service Logic Strategic Accounts

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