

COMPLETE CONTROL COMMUNIQUE

Your local guide to building automation

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RETROFIT OLDER BUILDINGS

As buildings age, the systems and equipment within begin to face technological and structural issues. With a giant technological boom and steady improvements in all things construction, older buildings are falling behind with more time and money to operate and upgrade. As operating costs increase, maintenance backlogs, which represent the buildup of required tasks, also increase. Subsequently, the budget will become tighter. To cut down on costs and extend the life of the prevailing assets, proper planning and maintenance must be upheld.

"72% of U.S. buildings are more than 20 years old."



WHY START NOW?

Getting a head start in maintaining an aging building is imperative as a facility manager. In order to save the most time and money in the future, it is important to proactively engage in a building's maintenance.

Starting sooner rather than later prevents equipment failure, decreases energy usage and costs, and makes the workplace safer.

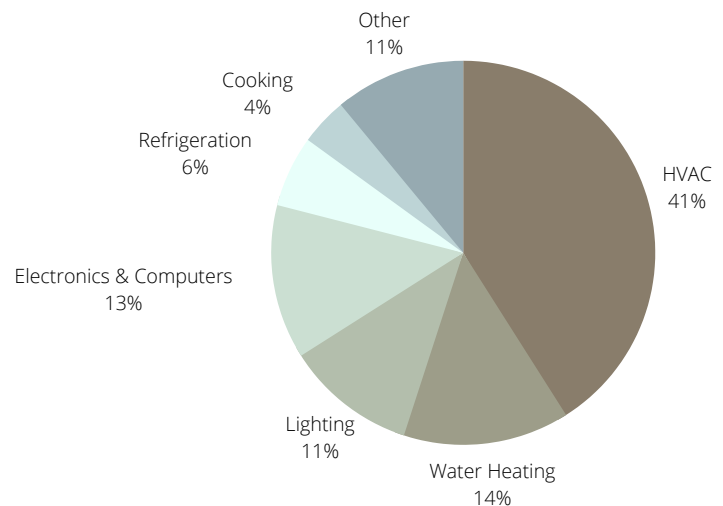
POTENTIAL PROBLEMS

Without proper maintenance in aging buildings, many problems can arise. Here are a few:

- Systems wear out, including:
 - control system's hardware and software
 - elevator systems
 - plumbing
 - lighting
 - fire alarms
 - HVAC air handlers, chillers, and boilers
 - IT and communication infrastructures
- Windows become faulty
- Hazards for employees
- Inefficient energy usage



AGING COMMERCIAL BUILDING ENERGY CONSUMPTION



Additionally, equipment age is positively correlated with the frequency of breakdowns, which are in turn accompanied by higher costs and longer downtime.

However, preventative measures could help lessen the effects of a system's old age. They also tackle the energy inefficiency issue that plagues most older HVAC systems. By anticipating inevitable system impairments and systematically planning ahead, one could drastically cut down unnecessary energy usage.

At the same time, applying proactive procedures helps protect your employees and tenants.



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IT'S TIME TO UPGRADE

Even with an aggressive maintenance plan, it's just a matter of time before the original system fails for good. Sometimes fixing only parts of the failed system can be an easy and affordable alternative to replacing or upgrading the whole system. Yet, older equipment parts may be discontinued or hard to find (not to mention expensive), and integrating new parts with old ones can have some degree of incompatibility.

In that case, upgrading a building's system may be the more inexpensive and efficient route.



REFERENCES

[Buildings Don't Last Forever: Key Challenges for Managers of Aging Buildings](#)
[Four Reasons to Manage Your Building Components Like Assets](#)
[Managing an Aging Building: How to Assess and Plan For Upgrades](#)
[New Life for Aging Facilities: Four Strategies for Future-Proofing Older Buildings-Part2: Common Issues in Aging Buildings](#)



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