

ROI Case Study -1

Location – Large Organisation

Description – Asset Register – Visual Inspection

Purpose:

With the majority of new clients, the first task is to build and Asset Register. As part of this procedure a Visual Inspection is carried out on all plant and equipment within the criteria of the Register. It is on a very rare occasion that un-reported issues are not found. Each issue discovered can often result in a substantial cost saving or risk reduction for the client.

Inspection Results:

The clients site covered multiple buildings, the majority with large flat roof areas where the majority of plant was located. 59 issues were identified of which the 3 most critical are described below;

1. Unreported damaged to 2 Air Handling Units

In both cases all the door hinges for the various sections of each AHU had rusted / rotted away with the result the doors were only secured by the latch and in one case a wooden beam. Very little force was required for the doors to disengage and fall on the ground, exposing the interior controls and components to the weather. Heavy water ingress would have resulted in major if not total damage to the AHU. Cost of replacement approx. €20,000 ea. Cost of repairing the damage (replace hinges) €300 ea.



2. Heavy Corrosion to Extract Fans

There are many roof extract fans on site. On one particular model (20+ units) the cowl over the fan is very prone to weather corrosion. In many cases the corrosion was such that 'breakthrough' would occur in less than two years, resulting in potential failure of the extract unit. Cost of replacement approx. €4,000 ea. Cost of repairing the damage (cleaning & painting) €50 ea.



3. Filter Damage AHU's

Filters are a key element of AHU's, they clean the air going into the building and protect the interior of the AHU. These are usually replaced 2 to 4 times pa. On this site it was obvious that the filters had not been changed for up to 2 years and some had collapsed. This resulted in dirty and damp air being forced into the building interiors. A known cause of "sick building syndrome". Cost to replace a single filter €4.



Benefits:

Had not these issues been identified, the client, potentially could have needed to budget for over €100,000 in replacement plant over the next couple of years. Instead rapid action was taken resulting in many more years of service from the identified plant.

Conclusion:

From virtually day 1, the facilities maintenance solution offered by Compass has considerable financial benefits to the client. These benefits are just a portion of the overall solution that Compass can offer.