

# Complete Mechanical Services for Office Buildings

**Efficient systems. Fewer disruptions. Smarter planning.**

Office buildings rely on well-maintained HVAC and building systems to keep tenants productive, comfortable, and satisfied. At RCI Climate Solutions, we specialize in maintaining, repairing, and upgrading the full range of mechanical, electrical, and automation systems commonly found in commercial office environments.

Our approach helps you reduce downtime, lower operating costs, and plan ahead—so you can focus on managing your property, not emergencies.

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## Systems We Support in Office Buildings

We cover every major piece of infrastructure in low- to mid-rise office facilities:

- **Chillers: Reciprocating, Scroll, and Screw (Excluding Centrifugal)**
  - **Split Systems**
  - **Rooftop Units (RTUs)**
  - **Fan Coil Units**
  - **Make-Up Air Units (MUA)**
  - **Boilers**
  - **Ventilation & Exhaust Systems**
  - **Domestic Water Heaters**
  - **HVAC Electrical Systems**
  - **Building Automation & Controls (BAS/BMS)**
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## CHILLER SYSTEMS (Reciprocating, Scroll, and Screw)

Common in central plant office facilities and multi-zone cooling systems.

### Technical Services

- Performance testing and refrigerant diagnostics
- Motor and compressor repair or replacement
- Electrical troubleshooting and staging control adjustments
- Oil sampling, vibration testing, and capacity analysis
- Coil cleaning and safety lockout resolution

## **Preventive Maintenance**

- Full refrigerant system inspection and leak checks
- Coil cleaning and airflow verification
- Electrical panel maintenance and amp draw recording
- Trend logging and performance optimization

## **Seasonal Start-Up & Shutdown**

- Spring: Confirm system readiness, pressures, and operation
- Fall: Drain water-side systems, isolate equipment, document condition

## **Retrofit Scope**

- Replace outdated chillers with energy-efficient units
  - Upgrade refrigerants, add VFDs, or modernize sensors
  - Integrate with BMS for real-time monitoring and optimization
  - Optimize 2-pipe or 4-pipe hydronic system performance
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# **SPLIT SYSTEMS**

Often used for server rooms, lobbies, and small tenant spaces.

### **Services Include:**

- Leak repair, pressure adjustments, and refrigerant charging
- Fan motor and capacitor testing
- Thermostat troubleshooting and electrical repairs
- Coil and drain cleaning

### **Retrofit Options:**

- Replace aging systems with high-SEER equipment
  - Install smart thermostats for zone-level control
  - Add zoning dampers for optimized cooling distribution
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# **ROOFTOP UNITS (RTUs)**

The backbone of many multi-tenant office HVAC systems.

### **Services Include:**

- Compressor, blower motor, and ignition testing
- Economizer inspection and outdoor air damper testing
- Belt and filter maintenance
- Gas valve calibration and heating season tune-ups

**Retrofit Options:**

- Upgrade to variable-speed motors and demand ventilation
  - Install CO2 sensors for energy code compliance
  - Replace aging RTUs with energy-efficient models and curb adapters
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## FAN COIL UNITS (FCUs)

Perfect for perimeter offices or tenant-controlled spaces.

**Services Include:**

- Coil cleaning and flow control valve adjustments
- Blower motor testing and filter replacement
- Thermostat calibration and electrical checks
- Condensate management

**Retrofit Options:**

- Install ECM motors for lower operating cost
  - Upgrade to digital or occupancy-based thermostats
  - Add insulation or noise dampening for quiet operation
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## MAKE-UP AIR UNITS (MUA)

Supports ventilation and pressurization in corridors or open workspaces.

**Services Include:**

- Inspect burners, dampers, and airflow controls
- Replace filters and clean blower assemblies
- Check freeze protection devices and alarms

**Retrofit Options:**

- Convert to variable airflow control

- Integrate with BAS or install standalone controls
  - Improve efficiency with demand-controlled ventilation upgrades
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## **BOILERS (Hydronic or Gas-Fired)**

Supporting perimeter heating and loop systems.

### **Services Include:**

- Combustion tuning and flue inspections
- Safety device testing (relief valves, low-water cutoffs)
- Expansion tank and zone valve inspections
- Water chemistry sampling

### **Retrofit Options:**

- Replace older atmospheric boilers with condensing models
  - Add outdoor reset or weather compensation controls
  - Integrate modulating pumps for energy savings
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## **VENTILATION & EXHAUST SYSTEMS**

Maintaining air quality in restrooms, break rooms, and mechanical spaces.

### **Services Include:**

- Fan motor testing and airflow verification
- Timer/sensor diagnostics and belt replacements
- Duct inspections and airflow balancing

### **Retrofit Options:**

- Install energy-efficient fan systems with VFDs
  - Add demand-based controls for ventilation optimization
  - Upgrade control panels or switches for better reliability
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## **DOMESTIC WATER HEATERS**

Office-wide or suite-specific systems for restrooms and kitchens.

**Services Include:**

- Burner or element testing and tank flushing
- Safety valve, expansion tank, and recirc pump checks
- Temperature control diagnostics

**Retrofit Options:**

- Install high-efficiency or tankless systems
  - Add mixing valves or recirculation timers
  - Integrate hot water system monitoring with BAS
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## **ELECTRICAL SYSTEM SUPPORT (HVAC-Related)**

Ensure your mechanical systems are getting clean, safe power.

**Services Include:**

- Electrical panel inspections and megger testing
  - Disconnect switch and fuse troubleshooting
  - Torque checks and thermal scanning
  - Surge protection and power monitoring
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## **BUILDING AUTOMATION & CONTROLS (BAS/BMS)**

Control multiple systems efficiently with centralized visibility.

**Services Include:**

- Programming of controllers and sensors
- Alarm logic setup and troubleshooting
- System re-commissioning and optimization
- Sensor calibration and trend analysis

**Retrofit Options:**

- Upgrade to open-protocol (BACnet, Modbus) platforms
  - Add wireless sensors and mobile access dashboards
  - Connect lighting, HVAC, and energy monitoring for full integration
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## Why Facility Leaders Choose RCI Climate Solutions

- **Full system expertise** – from chillers to RTUs to controls
- **Clear communication** – documented inspections and recommendations
- **Energy-conscious retrofits** – aligned with ROI and capital planning
- **Proactive maintenance programs** – tailored to your facility's usage
- **Responsive emergency service** – for those critical moments
- **Professional technicians** – who respect your tenants and your time

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### **Let's make your building run smoother.**

We'll help you prevent downtime, lower energy costs, and future-proof your systems—so you can stay focused on your business.