



fraserengineering

Commercial & Industrial Mechanical Contractor -
HVAC / Plumbing / Process / Service
Great People doing Great Work



OUR APPROACH


We don't just perform routine maintenance—we act as a partner in managing your facility's mechanical systems. Our technicians, coordination & estimating teams, provide clear, real-time insight into system condition and performance, allowing you to make informed decisions regarding repairs, upgrades, and long-term planning.

EQUIPMENT WE SERVICE

- Commercial and Industrial Boilers
- Process Steam Systems
- Hydronic Heating Systems
- Domestic Hot Water Systems
- Commercial & Industrial Burners
- Chillers & Cooling Systems
- Rooftop Units (RTUs)
- Split Systems & Heat Pumps
- VRF / VAV Systems
- System Pumps
- Building Mechanical Equipment.
- Boiler Controls (Commercial & Industrial)
- Commercial Backflow Service & Testing

Get Started

Contact us if you are interested in establishing a Preventative Maintenance program or would like to schedule a site visit to review your equipment.

 839 Upper Union Street
Franklin, MA 02038

 617.332.3700

 www.fraserengineering.com

Capability Statement - Preventative Maintenance (PM) Program

Fraser Engineering's Preventative Maintenance (PM) Program is designed to keep your mechanical systems operating safely, efficiently, and reliably year-round. With over 75 years of experience serving the commercial community, our team takes a proactive approach—identifying issues early and helping you avoid costly breakdowns before they occur.

WHAT WE OFFER

Our Preventative Maintenance programs are tailored to your facility and include comprehensive seasonal and system-specific services:

- Scheduled maintenance
- Full system inspections and performance evaluations
- Cleaning and servicing of critical components
- Identification of worn or failing parts
- Operational testing and safety checks
- Detailed service reports with clear recommendations
- **Heating System Turnovers & Shutdowns** – Seasonal startup and shutdown of boilers and heating systems to ensure safe and efficient operation
- **Chiller System Turnovers & Shutdowns** – Full-service seasonal changeover of chiller systems, including inspection, testing, and operational verification
- **Glycol System Maintenance** – Testing, treatment, and maintenance of glycol systems to ensure proper freeze protection and system performance

WHAT YOU CAN EXPECT

- Improved system efficiency and reduced energy costs
- Fewer unexpected breakdowns and emergency calls
- Extended equipment lifespan
- Priority service scheduling
- Consistent documentation for budgeting and planning
- A dedicated team familiar with your facility and systems
- Precise diagnostics backed by field experience and system knowledge — ensuring the right problem is identified and the right solution is applied

ADDITIONAL BENEFITS

- **Priority Service Scheduling** for PM customers
- **Special Pricing on Repairs & Projects** for PM agreement customers
- **Reduced Emergency Breakdowns** through proactive maintenance
- **Extended Equipment Lifespan** and improved system reliability
- **Detailed Service & Diagnostics Reports** with clear findings and recommendations
- **Budget Planning Support** with visibility into upcoming repairs and replacements
- **Familiarity with Your Facility** — technicians who know your systems and history
- **Coordination of System Shutdowns** to minimize disruption to operations
- **24/7 Emergency Service Support** when unexpected issues arise
- **Early Detection of Issues** before they become costly failures
- **Improved Safety & Code Compliance** through routine inspections
- **Streamlined Service History Tracking** for all maintained equipment
- **We don't push one solution** every recommendation includes both repair and replacement options so you stay in control of cost and long-term planning