



BOSTON | NEW YORK | CHICAGO | PHILADELPHIA | DC

# American Plant Maintenance

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Trusted Steam and  
Energy Efficiency Specialists

# Our Value as a Trusted Partner

American Plant Maintenance (APM Steam) provides a proven, turnkey approach to helping facility and energy managers maintain their equipment. Our solutions reduce operating costs while delivering on the maintenance required for a fully optimized steam system.

## BEST PRACTICE TESTING METHODOLOGY

Our technician performs a site inspection while attaching stainless steel, numbered tags to each system component surveyed. These tags are then referenced in our final report and stored digitally, making it easy to locate any trap at your facility for repair or surveying.

## SURVEY REPORT

Our survey reports offer a wealth of information, including Tag #, Equipment Application, Location, Elevation, Type, Manufacturer, Model, Pipe Size, System Pressure, In/Out Temp, trap status, energy losses, and comments or notes related to repair requirements.

## RECOMMENDATIONS & REPAIR

As an independent service company, APM works with all steam trap manufacturers to develop final recommendations to replace or repair failed traps. Our recommendations include labor and material costs to repair all traps, allowing you to budget for or request funding to complete the project. Should we identify other issues or concerns during our survey, our engineers will provide details and pricing for your review.

## ENERGY SAVINGS & ROI

Your report will include energy savings estimates which have a direct impactful on your annual budget. Our surveys include energy savings calculations with return-on-investment data for recommended trap repairs.

## INDEPENDENT EXPERTISE

Access to experts that understand the full spectrum of steam use, including Healthcare, Bio/Pharma, Manufacturing, Food and Beverage, Colleges & Universities, Municipal & School facilities, and a wide variety of Commercial and Industrial facilities. APM Steam is vendor-agnostic when it comes to recommending repairs. Our solutions are driven by best practices, not by a manufacturer's quota.

## UTILITY INCENTIVE ASSISTANCE

Many utility companies now offer an incentive towards steam trap energy reduction that can help reduce your overall cost and significantly improve your investment return. Our staff provides turnkey assistance to help you qualify for, submit and receive available utility incentives. We are an approved vendor with more than 20 different energy efficiency incentive programs throughout the United States. Let us help manage the process and paperwork!



**647,357**

Steam system components tested



**3,236**

Projects completed



**\$36,583,011**

Total energy & operational cost savings identified for our customers



**24,144,787**

Therms saved



**127,750**

Greenhouse gas (CO2) reduction from therms saved



**\$6,693,789.58**

Utility incentives obtained to help buy down project costs

Average number of months to achieve payback

**7.4**

without utility incentives

**4.3**

with utility incentives

Note: 2018-2020 Data

# Steam System Maintenance & Optimization

## STEAM SYSTEM SURVEYS

A comprehensive survey of your distribution and condensate return systems, including trap testing, tagging, and documentation. Includes a full report with all survey details for steam traps, system heat loss, heat exchangers, equipment issues, and recommended system improvements.

## STEAM TRAP REPAIR

An independent review of survey results with a proposal to replace or repair failed traps. Our technicians can handle the repair work, offering a cost-effective method to maintaining your system.

## HEAT EXCHANGERS

Our staff will document the heat exchangers during our steam trap survey and make recommendations for maintenance, including system descaling, gasket replacement, valve replacement/installation, and tube & bundle replacement.

## SYSTEM OPTIMIZATION

Do you require specialized assistance addressing issues with your steam system? Our consulting services help our customers assess and solve steam system issues, retro-commissioning for existing steam equipment, and troubleshooting for steam distribution and condensate return systems. Are you installing a new system? Our Engineering team can serve as your Owner's Representative to help ensure the system is designed and installed correctly.

## PARTS ONLY

Should you wish to handle repairs, our staff will manage the ordering, packaging, and shipment for the parts you need to complete the project. If our team performed the survey, we include survey-related details clearly labeled onto each parts box. No unpacking a pallet and sorting through boxes of parts to sort out which part goes to which item on our survey report!





## Compressed Air Leaks

### COMPRESSED AIR LEAK SURVEY

Compressed air leaks create several issues within the compressed air system (including energy waste). Our Compressed Air Leak Survey identifies where these leaks occur, the energy lost, and budgetary costs to make the repairs. Our technician will document and tag each leak, and the final report includes details on our findings, including estimated energy losses.

## HVAC Insulation

### HEAT LOSS STUDY AND REPAIRS

Our heat loss study provides a full review of your facility's steam, hot water and chilled water insulation. We can reduce energy usage by adding insulation to never insulated components or where the insulation has been damaged or removed. Our engineering team provides a full report including a line-item description of our findings, project costs, energy savings, applicable utility incentives, and a return-on-investment profile.

## HVAC Maintenance

### FAN COIL CLEANING

Thorough cleaning for HVAC coils in air handling units, rooftop units, and unit ventilators designed to remove the buildup of material that restricts airflow and impedes energy transfer. Coils cleaned on a 6 to 12-month regular maintenance plan ensure the system operates as designed and without wasting energy.

### DUCT & VENT CLEANING

System ducts and vents require scheduled cleaning and inspection to maintain a healthy indoor air quality (IAQ) for occupants.

### UNIT VENTILATOR CLEANING

Our technician provides a thorough cleaning of each unit ventilator. If applicable, heating/cooling coils are steam cleaned to remove debris and improve (IAQ) indoor air quality.

### ADDITIONAL SOLUTIONS INCLUDE

- Drain Pan Reconditioning
- Surface/Structural Cleaning
- Dryer Vent or Exhaust Cleaning
- Interior Insulation Repair Coating & Re-Insulation



**COMMON ENERGY SAVINGS OPPORTUNITIES INCLUDE:**

- Steam trap survey and repair
- HVAC system insulation
- Maintenance and repairs for heat exchangers, including tube bundle plugging and replacement
- Clean steam generator maintenance
- Unit ventilator, air handling unit, and rooftop unit cleaning
- Duct and vent cleaning
- Clean steam maintenance for sterilization

**APM STEAM HEALTHCARE CUSTOMERS INCLUDE:**

- Northwell Health
- Steward Healthcare
- Trinity Healthcare
- LifePoint Health
- Beth Israel Lahey Health
- Health & Hospital Corp of NYC (HHC)
- Massachusetts General Hospital
- Robert Wood Johnson University Hospital
- Children's Hospital of Philadelphia (CHOP)
- Hackensack Meridian Health
- Atlantic Health
- Dana Farber Cancer Institute
- Brigham & Women's Hospital
- Maine Medical Center
- University of Vermont Medical Center

# APM Steam and Healthcare Facilities

American Plant Maintenance performs work for a variety of facilities. Each facility has particular requirements, and our staff has the understanding to work without disrupting operations.

Our team of experts understands the unique needs that exist at a health-care facility. We have worked with more than 500 hospitals and several hospital groups to help maintain their systems across an entire facility portfolio. Our technicians can work independently and understand HIPAA regulations. We offer flexible scheduling to accommodate operating rooms, emergency rooms, patient rooms, staff areas, or other sensitive locations within your facility. Your APM Steam survey report is readily incorporated into joint commission reports.





## Contact Us

For questions or to discuss how American Plant Maintenance can help become a part of your facility maintenance plan.

Contact us at [1-877-518-7277](tel:1-877-518-7277) or email us at [info@apmsteam.com](mailto:info@apmsteam.com).



The energy and cost savings were staggering. Combine that with incentive funding for energy reduction by National Grid and ConEd; we can achieve payback under 12 months by proactively maintaining steam traps, system insulation, and heat exchangers across our hospital portfolio. We're reducing our impact on the planet by reducing our CO2 emissions. The dollars we save in energy can be used to improve the quality of services that we offer the communities that we serve.

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A member of the Northwell Health Energy Steering Committee



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