

PARAGON SERVICES ENGINEERING NEWSLETTER

MARCH 2022

Cost-Effective Preventative Maintenance

The terms *cost-effective*, *preventative*, and *maintenance* are all common buzzwords used in the facility services industry, and while the terminology is understood, few really understand how to make “cost-effective preventative maintenance” a reality for their facility. Cost-effective preventative maintenance is a fluid process that can have a huge impact on a property’s bottom line if done properly. Here are some strategies to help building owners and facility managers understand, and put into practice, a cost-effective preventative maintenance plan of their own.

Components and conditions

A preventative maintenance program begins with making a list of a facility’s different components and gathering basic information on each of their conditions. Collecting this information is crucial for identifying maintenance needs and determining the amount of deferred maintenance needed. It will also help facility managers plan and prioritize projects and evaluate their costs.

Tips for compiling the list include:

- Keep an accurate building component inventory
- Make a plan for performing a condition assessment
- Conduct the assessment methodically
- Assign condition ratings for each component
- Decide on a regular frequency for assessments. **Capacity and costs**
- Preventative maintenance isn’t about big budgets or how much money is spent. To be cost-effective, it’s all about how the money is spent. Facility managers should make a plan that targets their resources toward the highest needs. To make a great plan, facility managers need to develop the capacity for ranking maintenance projects and evaluating their costs by doing the following:
 - Recognize that not all projects share the same importance

Use an objective process for prioritizing projects
Use life-cycle costing and other tools to evaluate total costs.

Coordinate

When facility managers don’t have a plan, maintenance tends to be reactive instead of proactive. In other words, maintenance only happens when the need occurs, which typically results in higher repair costs and inconvenience. Coordinating long- and short-term maintenance plans together will help facility managers avoid costly reactive maintenance. Here’s how:

- Develop a long-term plan
- Develop a capital improvement program
- Establish a reserve account for maintenance
- Develop an annual work plan
- Link the annual work plan with the annual budget.



**PARAGON
SERVICES**
ENGINEERING

Paragon Services Engineering Employee Referral Program



Paragon continues to GROW! We are recruiting for all levels of building engineers. If you know someone that would be a good fit for our team, please feel free to send them our way and you can earn \$250.00 if they join us! Please email Delmer Traylor for the referral program details.
dtraylor@paragonservices.us.com

MAY YOUR POCKETS
BE HEAVY AND YOUR
HEART BE LIGHT. MAY
GOOD LUCK PURSUE
YOU EACH MORNING
AND NIGHT.
—
IRISH BLESSING



sdbea

March 31, 2022

Town & Country, San Diego

SDBEA Annual Meeting & Trade Show

If you're interested in attending, please contact Steph Kozlowski for details.
skozlowski@paragonservices.us.com

April 7, 2022

Rancho Bernardo Inn

SDBEA Annual Golf Tournament



May 26, 2022

SDBEA EPA 608 Universal Training



If you're interested in becoming an SDBEA member or would like to get more out of your membership, please contact Steph Kozlowski to discuss your options.. skozlowski@paragonservices.us.com

Happy Birthday

- 3/8 - Bill Profet
- 3/9 - Geoffrey Dawson
- 3/13 - Victor Sillas
- 3/14 - Jesus Briones
- 3/15 - Ray Vidrio
- 3/22 - Domingo Tostado
- 3/24 - Edgar Martinez
- 3/25 - David Rodriguez
- 3/25 - Jose Mendoza
- 3/26 - Marco Cortez



MARCH EVENTS

- 3/1 - Carlsbad Flower Fields Open
- 3/4 - SeaWorld's Seven Seas Craft Beer & Food Festival
- 3/6 - Los Angeles Camp Fair at Dodger Stadium
- 3/8 - Trivia Night Liberty Public Market
- 3/11 - Cherry Blossom Festival
- 3/18 - 3/20 March Madness
- 3/12 - San Diego Leprechaun Run
- 3/12 - 40th Annual St Patrick's Day Parade & Festival at Balboa Park
- 3/19 - The Julian Daffodil Show
- 3/20 - San Diego Hot Chocolate 15K & 5K
- 3/26 - Vegan Street Fair 2022 - North Hollywood
- 3/26 - Oddities Flea Market Los Angeles
- 3/27 - San Diego Half Marathon Petco Park
- 3/27 - Cars and Coffee Griffith Park



WHISKEY DARK CHOCOLATE TRUFFLES

INGREDIENTS

- 1 pound dark chocolate, finely chopped (or chocolate chips)
- 1/3 cup heavy cream
- 2 tablespoons butter
- 1/3 cup whiskey
- 1 teaspoon sea salt
- optional: unsweetened cocoa powder or sprinkles for rolling



INSTRUCTIONS

1. Add chocolate, heavy cream and butter to a medium saucepan. Heat over medium heat, stirring frequently, until the chocolate is completely melted and the mixture is smooth. Stir in whiskey and sea salt, and whisk until smooth. Refrigerate the mixture for 2-3 hours, or until completely chilled.
2. Remove from the refrigerator, and use a small cookie scoop (or a melon baller or spoon) to shape the truffles into your desired size and shape, rolling between your hands quickly to smooth out the edges into a ball if needed. Roll each ball in a bowl of cocoa powder or sprinkles if desired. Then transfer to a serving place or storage container, and repeat with the remaining truffles.
3. Enjoy immediately, or refrigerate in a sealed container for up to 1 week. (These truffles are best served chilled, so that they hold their shape better.)