

# ENGINEERING FACILITY NANGENERI

Holistic Maintenance. Efficient Operations.

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years of experience

#### O&M Expertise

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Service Delivery Framework





Project Management

#### Accreditations



Certified Professionals

## Elevate Your Facility with Blue Star EFM

Blue Star's experience in project management has grown exponentially over the decades. Today, with established project management skills and processes in place, the company is an expert in handling large, complex projects anywhere in the country.

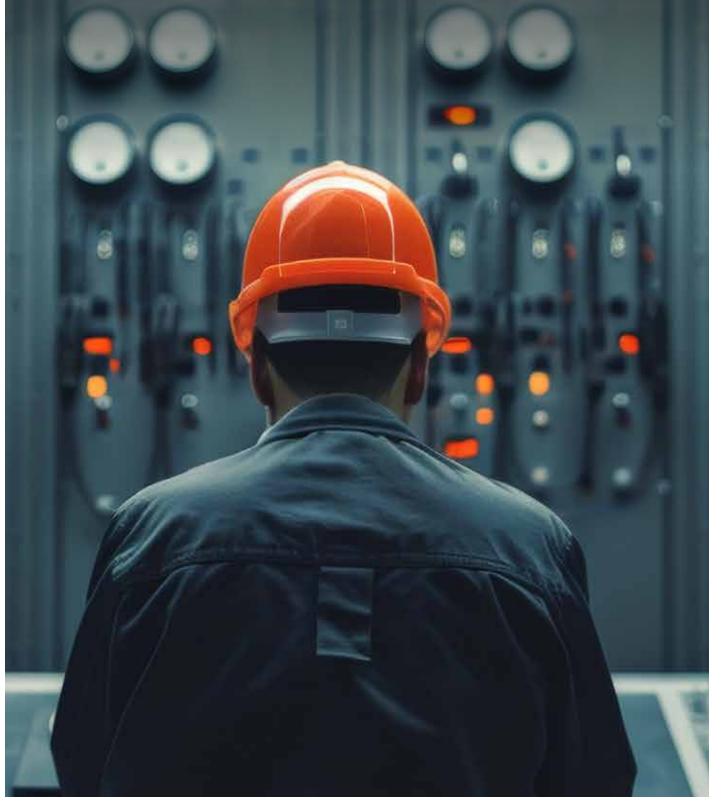
Apart from HVAC, Blue Star has been offering mechanical, electrical and plumbing contracting services for over a decade now. In a short span of time, Blue Star has established itself as a leader in electrical, plumbing, and fire-fighting contracting services.

Since the early 2000s, Blue Star has offered the benefit of its vast experience to the marketplace through various value-added services, including energy audits, revamps and retrofits, as well as comprehensive engineering facility management services, all of which help maintain a facility at peak efficiency at all times.

Blue Star is well-equipped to provide the clients with a comprehensive single window solution with complete ownership for managing the technical services at their facilities.

### EFM Solutions

Engineering Facility Management (EFM) is a holistic combination of services, which maintains all the engineering aspects of your facility to ensure smooth and efficient operation. It brings together various disciplines such as electrical, HVAC, plumbing, and fire—fighting under one roof and achieves synergistic efficiencies by bringing in the right manpower, technology, and domain expertise to maintain them all uniformly and in sync with varied requirements.



#### **Blue Star's Engineering Facility Management Solutions**

Blue Star understands the intricacies of operating and maintaining various engineering equipment. Blue Star's EFM Solutions, with the project management and MEP expertise, provide exceptional engineering facility management services and offer a one-stop solution for all your facility's operational and maintenance needs.

#### **Our Markets**

- Manufacturing
- · Pharmaceuticals
- · Automobile
- Infrastructure (Hospitals, Airports, Metros, etc.) and special economic zones
- · Research and development centers
- Buildings– Commercials, Non–commercials, Universities, Institutes
- Data centers
- Food processing
- · Government establishments

#### **Our Services**

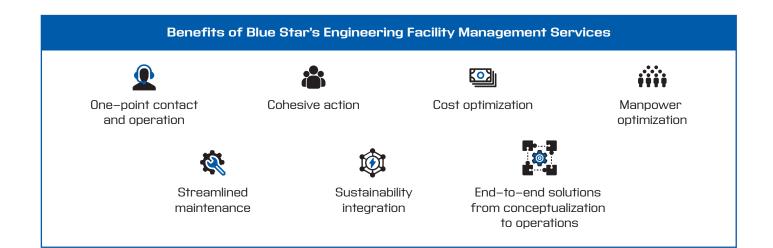
- · Day-to-day efficient operations and maintenance
- Comprehensive preventive maintenance, condition assessment & energy audits and management
- Software enabled MIS & asset management
- Client integration solutions
- 24/7 Breakdown response & technical support
- · Specialized tools for better metrics
- · Cost analysis and optimization
- Compliance management
- Inventory & vendor management (spares, consumables & OEM services)
- Technical documentation

#### **Our People**

- HVAC experts (subject-matter expert)
- Electrical experts
- Fire and safety experts
- Energy management specialist
- Plumbing professional
- Utilities experts

#### The 'Blue Star' Advantages

- Technical expertise (\*\*\*Engineering Company different from other FM Companies)
- $\cdot\,$  Wide footprint across the industry
- Relevant accreditations
- · Country-wide presence
- Major infrastructure in place



The Right People. The Right Certifications.

### The Right Expertise.

With its technical expertise, project management skills, relevant accreditations, and nationwide presence, Blue Star is your perfect partner for Engineering Facility Management.



#### **The Right People**

Blue Star's facility management teams are comprised of specialized experts in HVAC, fire safety, electrical systems, and energy management, ensuring comprehensive and expert handling of all aspects of facility services.

#### **The Right Certifications**

Blue Star, a member of the IFMA India Chapter, boasts a dedicated team of certified Energy Managers and Auditors accredited by BEE. Additionally, it includes LEED-AP & IGBC-AP professionals for Green Building Facilitation. Blue Star is also recognized as a Grade 1 ESCO listed by BEE, solidifying its expertise in engineering facility management.

#### The Right Expertise

Blue Star's domain expertise in facility management spans across various applications:

- Airports/ Metros Bangalore International Airport, AAI (Lucknow, Varanasi, Coimbatore, Calicut), Chennai Metro Rail Ltd., Kochi Metro Rail Ltd.
- Pharmaceuticals Cipla Limited (Patalganga, [near Mumbai], Kurkumbh [near Pune], Bangalore & Indore)
- Data Centers: Rajasthan State Data Centres (Jaipur, Jodhpur)
- Hospitals Apollo Hospital (Chennai), ESIC (SSH & MCH) Hospitals (Hyderabad)
- Manufacturing Jindal Power Ltd. (Tamnar), Suzuki Motors Gujarat, BOSCH Ltd. (Nasik), Hindustan Aeronautics Ltd. (Nasik), Dr. Oetker Foods (Bhiwari, Rajasthan), ST Microelectronics (Noida), Grasim Industries (AP), Alstom (Bihar)
- Infrastructure and Special Economic Zones GIFT City (Gandhinagar)
- Research & Development Indian Space Research Organization (Ahmedabad)
- Government Establishments UIDAI Tech Centre (Bangalore & Manesar), ESIC Regional Office (Hyderabad, Mantralaya, Naya Raipur C.G.), Crystal IT Park (Indore)

### Comprehensive Services

Blue Star offers a comprehensive suite of services to optimize HVAC systems, enhance efficiency, and reduce costs. Our offerings include: Mechanical, Electrical, and Plumbing Maintenance, Support Systems, Utilities Management, Energy Management Services, Support Services.

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Mechanical Maintenance





Plumbing Maintenance



Utilities Management



Support Systems

#### Mechanical, Electrical, and Plumbing Maintenance

**Mechanical**: HVAC equipment, chillers, boilers, extraction systems, ventilation, motors, pumps, and air compressors. **Electrical**: Substations, transformers, generators, UPS systems, and lighting.

**Plumbing**: Water treatment plants, sewage treatment, and general plumbing.

#### Support Systems

- Building management systems (BMS), SCADA
- · Fire systems (alarms, smoke detection, suppression)
- CCTV and access control

#### **Utilities Management**

- Water
- Electricity
- Fuel farm

#### **Energy Management Services**

- Energy audits and efficiency recommendations
- IoT-based remote monitoring and control
- VFD retrofits for chillers and AHUs

#### **Support Services**

- · Condition assessments and energy audits
- Electronic reporting and maintenance
- · 24/7 breakdown response and technical support
- Client integration solutions

By combining these services, Blue Star provides a one-stop solution for optimizing facility operations and reducing costs.

# Other Value-added Services

#### **Energy Management Services**

Energy costs typically account for 70–80% of overhead costs in establishments. Blue Star's facility management enhances efficiency by monitoring consumption, managing power quality and voltage, and calibrating loads.

Our BEE-certified auditors conduct energy audits and compare findings against BEE, ASHRAE 90.1, and ECBC benchmarks to recommend improvements.

#### **Energy Saving Solutions**

Blue Star employs technology to reduce overhead costs, leveraging IoT to remotely monitor HVAC equipment, adjust set points according to ambient temperatures, save energy, and reduce operating costs.

#### **Retrofit Solutions for HVAC Systems**

Blue Star offers VFD retrofits for chillers and AHUs to increase the efficiency of existing chiller systems and low-side units. This optimization allows for enhanced facility operations without significant capital investment.

#### **Support Services**

- Condition Assessment and Energy Audits
- Electronic Reporting and Maintenance
- 24/7 Breakdown Response and Technical Support
- Client Integration Solutions

### Energy Efficiency

Blue Star's BEE–certified experts have audited 150+ facilities, saving up to 10% in running costs.

The

Blue Star

Advantage



#### **Uptime Guarantee**

Blue Star ensures 98% uptime through preventive maintenance and root cause analysis, boosting MTBF.



#### Comprehensive Solution

Blue Star provides a one-stop solution for all operations and maintenance needs.



Blue Star's "safety-first" motto has earned accolades for its extensive use of PPE & safety training.



#### Sustainability

Blue Star's BEE-certified auditors and LEED-AP facilitators ensure on-going facility efficiency.



Service Specialists Group

Skilled specialists with the right tools resolve complex problems efficiently.



Quality Management

Blue Star's ISO-certified team audits sites for continuous improvement.

Blue Star benchmarks industry practices and implements best practices to enhance customer experience at all levels.



For more information, please contact BLUE STAR LIMITED • **Ahmedabad:** 301 & 302, (3rd floor), Abhishnee Avenue, (Near) Nehru Circle, SM Road, Ambawadi, Ahmedabad – 380015. Tel: (079) 40224000 • **Bengaluru**: Anjuman Kay A R Tower, No 28, Ward No 77, Mission Road, Bengaluru – 660027. Tel: (080) 4185 4000 • **Bhubaneshwar**: 3A Satya Nagar. 2nd floor, Bhubaneshwar – 360027. Tel: (0674) 4272403/2573670 • **Channalis RK** Nagar. 2nd floor, Bhubaneshwar – 500. Industrial & Business Park, Phase II, Chandigarh – 160002. Tel: (012) 5024000 • **Chennali**: RKM Plaza, No. 2, Harrington Road, Chetpet, Chennal – 600031. Tel: (044) 42444000 • **Ghaziabad:** C 53A, Third floor, Rajnagar District Centre (RDC), Raj Nagar, Ghaziabad – 201001, Uttar Pradesh. Tel: (0120) 2821400 • **Goe:** 210, 2nd floor, Gera's Imperium 1, Patto, Panjim, Goa – 403001. Tel: (052) 2438171/2437287 • **Guwahati:** Dasis Plaza, 1st Floor, Dr. B. Baroah Road, Ulubari Kamrup, Bowahati (1032) 248817 (2012) 4088496 • **Gurugrama**. Eth floor, Value Artium, Bour – 40000 • **Indore**: Effice No. 502, Maloo – 126/C, Scheme No. 94/C Ring Road, Indore – 452010. Tel: (0731) 4001211/4001311 • **Jaipur:** A –19, 1st floor, Main Sahakar Path, Near Sahakar Bhavan, Jaipur – 302001. Tel: (0141) 2744033–35 • **Jamshedpur:** 2nd Floor, Sai Japartment, Opposite Thakur Pyara Singh Ground, Kasidhi, Sakchi, Jamshedpur – 831 001 Tel: (0851) 24040 • **Nochi:** 2nd floor Millennium Plaza, MIKK Nair Road, Alinchuvadu Junction, Kochi – 682024, Tel: (044) 4499000 • **Kolkaris:** Blue Star Limited, Eco Centre Business Towen. 1th Floor, Unit No : 162, Plot No. 4, EM Block, Sector 53, Sait Lake, Bidhannagar – 700091 Tel: (052) 2403400 • **Lucknow:** 177/4, Faizabad Road, Lucknow – 226007 Tel: (052) 403400 • **Lucknow:** 177/4, Faizabad Road, Lucknow – 226007 Tel: (052) 403400 • **Lucknow:** 177/4, Faizabad Road, Lucknow – 226007 Tel: (052) 403400 • **Mumbai:** Blue Star Hones, Sait Haka, Mumbai – 40007Z Tel: (022) 66684100 • **Naguru:** 219, Bajaj Nagar, 1st floor, South Ambazari Road, Naguru – 440010 Tel: (0731) 4