

HISTORY

Highlights:

- **50+ Field Technicians**
- **Bob Owens opens Twin Cities office of the Trane Company in 1957**
- **Bob Owens and Floyd Thomas develop first Preventive & Predictive Maintenance Programs**
- **Bob Owens pioneers refrigerant oil analysis**
- **Owens sells Trane franchise in 1973 in order to become an unbiased, “single-source” independent contractor**

With a field organization approaching 50 technicians, Owens Companies, Inc has one of the largest commercial and residential HVAC service fleets in the state. This didn't happen overnight, as Owens has roots in the early years of central air conditioning in the Twin Cities. Owens has been providing innovative solutions and reliable service for the heating, air conditioning and refrigeration needs of its customers for more than 50 years.

In 1957, Bob Owens became the District Manager of the Twin Cities office of the Trane Company. With the acceleration of installations of large tonnage chillers, he recognized the need for a service organization to provide warranty, preventive maintenance, and repair service on these chillers. So, he founded Owens Service Company.

Mr. Owens, along with his first employee, Floyd Thomas, developed some of the first preventive and predictive maintenance programs in the industry. In fact, they pioneered the concept of laboratory oil analysis, after learning of its use in the airline industry.

Owens continued the association with the Trane Company until 1973 when he decided he could better serve the marketplace as an independent contractor. At the time, building owners had multiple suppliers for all of the different systems in their facilities. And for some that had more than one type of chiller, they were required to use all the different manufacturers as well. So it was easy to see how customers could get caught in the middle of all these service providers.

Owens set out to build what would become the first true “single-source service” provider for not only all central chiller manufacturers, but also for all environmental service needs. Since that time, Owens has recruited, hired, and trained people for all of the major manufacturers of central chillers: Trane, Carrier, York and McQuay.

Today, the central chiller business is the foundation of Owens Companies. From it has come four other divisions: Water Treatment, Construction, Automation, and Home Comfort. All borne out of the ideal of serving all customer requirements.

CAPABILITIES

Mission Statement

To be proactive with our customers in keeping their central chiller systems operating reliably and efficiently

FACTORY TRAINING CERTIFICATIONS:



Owens Companies Central Chiller Services group provides preventive maintenance services for all major manufacturers of chillers: **Carrier, Trane, York and McQuay**. We have technicians trained in each of their factories. Additionally, with over **50 years of experience**, we have the unparalleled back-up systems and support. With this history comes over 50 years of centrifugal, helical screw, and absorption preventive maintenance, repair, and overhaul experience. Owens is a true 24-hour, 7-day a week service company. No other independent contractor services more chillers in the Twin Cities.

Our chiller service group is also backed up by one of the **largest commercial service fleets in the state**. And with our own in-house inventory as well as parts system and knowledge for all manufactures, we can readily locate and deliver parts in an emergency.

In 1982, Owens was a plaintiff to a lawsuit against Trane Carrier and York that was successful in ensuring the rights of the independent contractor to receive training, technical bulletins and parity in pricing from the manufactures.

Owens Companies has other major divisions that support the service of central chillers, including:

Water Treatment

Since 1973, Owens has developed one of the largest commercial water treatment businesses in the region. With graduate chemists and the backing of a **local ISO 9001 laboratory**, they provide expert technical assistance and rapid response to our central chiller customers daily.

Design/Build Projects

Owens has unparalleled design/build experience able to handle the replacement and upgrade of a chiller system in a moments notice. We have been known for our ability to quickly and efficiently replace a chiller with minimal downtime.

CHILLER SYSTEMS GROUP

CONTRACTORS

A&A Mechanical
ACCO
Air Masters Corporation
American Chiller
AMS Mechanical
American Mechanical Systems Services
Atomatic Mechanical Services
Brandt Mechanical Services
Carolina Chiller Service
ChillCo, Inc.
Chiller Services, Inc.
Chiller Systems Service, Inc.
Debra-Kuempel Service
Design Mechanical, Inc.
Emcor Service/Balco
Entech Fort Worth
Entech Sales & Service
Fagen Company
Fort Bend Mechanical
Industrial Cooling
Integrated Building Technologies
J.E. Dunn
John J. Kirlin, Inc. Mechanical Services
MacDonald-Miller Facility Solutions
Mallory & Evans
Mesa Energy Systems
Metro Mechanical
NEXGEN Mechanical, Inc.
Owens Companies, Inc.
Premium Mechanical Services
Quality Mechanical Services, Inc.
TD Industries
Therrma Serve
Temperature, Inc.
US Air Conditioning-Heating
U.S. Engineering Company
Waldinger Corporation

Owens Companies, Inc. is a founding member of the Chillers System Group (CSG). The company hosted the CSG's first meeting in 1994. The meeting included eight independent mechanical contractors who shared a common goal of replacement, repair and service of all large tonnage chillers.

From this meeting, CSG has grown to over 40 mechanical contractors. The CSG's knowledge is shared daily via e-mails and in twice yearly meetings as a group. The latest technology involving central chillers is reviewed At these meetings.

This is a powerful group of contractors with a common goal of helping each other serve their customers.

Please visit the website at www.chillergroup.com.

PREVENTIVE AND PREDICTIVE MAINTENANCE SERVICE

Owens Companies pioneered what today are the standards in the industry for preventive and predictive maintenance of central chiller systems. From routine inspections and off-season service to laboratory oil analysis, we wrote the book on it.

Oil Analysis

One of the best tools to tell what is happening inside your chiller. An oil analysis will indicate if there is moisture, acid, corrosion, bearing wear, impeller rubbing, and other problems with the tubes in the heat exchanger.

Eddy Current Testing

Reduces the risk of chiller failure due to tube leaks. One of the major trouble areas of centrifugal, absorption, and large reciprocal chillers are condenser and evaporator tube failures.

Vibration Analysis

A must for true predictive maintenance. This test will tell if there are problems with chiller bearings, impeller imbalance, or open rotor bars in the motor.

Die-Penetrant Testing

On every chiller that Owens opens up for inspection, the impellers are tested for cracks. This non-destructive test will find the smallest imperfections.

DAVID HOLMQUIST

TECHNICAL MANAGER CENTRAL CHILLERS



Dave has over 30 years of experience in the HVAC industry, all as an employee of Owens. He is well known throughout the industry for his knowledge of the service and repair of centrifugal, absorption, and helical rotary chillers. Dave completed one of the first conversions ever done of a chiller from R11 to R123 in 1989. He has serviced and repaired chillers of all types throughout his career. He has received factory training from the entire group of major chiller manufacturers: Trane, Carrier, York, McQuay and Dunham Bush.

Dave's education includes one year at St. Paul Technical College and four years of apprenticeship through Pipefitters Local 455. He was ranked #1 (in the refrigeration class) throughout his four years as an apprentice. He holds licenses in Journeyman Refrigeration, Gas and Oil, along with the Universal CFC Certification in Minnesota and Wisconsin.

As the Technical Manager of Central Chillers at Owens, Dave provides technical support for customers and technicians. He has conducted training seminars for both customers and the central chiller crew. Although his time is primarily spent in the office, Dave is available for service work as needed.

GREG BEYER

TECHNICAL SERVICES REPRESENTATIVE



Greg has been with Owens Companies since 1996. The previous eight years he was involved with the repair and service of central chiller systems. This background has given Greg the opportunity to work on all types of centrifugal and absorption chillers.

He has overhauled Carrier, York, Trane, and McQuay chillers. Over the years he has converted control panels from the old style to microprocessor control and Carrier and Trane chillers, as well as the complete refrigerant conversion of chillers from R11 to R123. His formal training includes two years at Wright Technical School and a four year apprenticeship through Pipefitters Local 455. He was ranked number one in his class through his apprenticeship.

Greg has had factory training in York direct-fired absorption chillers. He holds licenses in refrigeration, gas, oil, and low-pressure steam. He also has the Universal CFC certification for refrigeration handling in Minnesota.

JOHN KAMPA

TECHNICAL SERVICES REPRESENTATIVE



John has been employed with Owens since 1988. Previous to this he worked for three years in the pipefitting construction industry. In the twenty years John has been at Owens he has been involved with almost every aspect of our industry, from heating, air conditioning, welding, and pipefitting projects. For the past fourteen years he has worked primarily with central chillers. He has become an expert in Trane chiller overhaul and service. His “can do” attitude has provided Owens and its customers with the right job done all of the time.

John’s education came from two years at Dunwoody Institute followed by four years of apprenticeship through Pipefitters Local 455. He holds licenses in refrigeration, gas, oil, low-pressure steam, and high-pressure steam. He also has the Universal CFC certificate for refrigerant handling in Minnesota and Wisconsin.

GEORGE MARTHALER

TECHNICAL SERVICES REPRESENTATIVE



George Marthaler joined Owens Companies in 2004. For the first few years he worked in various divisions within Owens making him well versed in many different types of air-conditioning systems. In 2007 he joined our central chiller service group. Since that time he has overhauled centrifugal chillers, replace tubes in heat exchangers, installed high efficiency purges, and performed general service and repair of all makes of large tonnage chillers.

His education includes two years at Dunwoody Vocational School. His five years of apprenticeship through Pipefitters Local 539 was also at Dunwoody Institute.

George has had arch flash training along with factory training on Micro Control System panels and Handbell compressors. He holds licenses in refrigeration, gas, oil, low and pressure steam, along with a Universal CFC certificate for refrigerant handling.

ROGER FEALY

TECHNICAL SERVICES REPRESENTATIVE



Roger Fealy joined Owens Companies in January 2006. The previous eight years experience was the service and repair of York large tonnage chillers for York International and 11 years with Cronstrom's Refrigeration. He is a member of Pipefitter's Local 539. His education includes a two year degree in HVAC from Anoka Hennepin Technical College, a residential certificate and commercial certificate from Dunwoody Institute. He carries a master's license in refrigeration and gas, along with low pressure, high pressure and oil licenses. He also carries the universal CFC license and is certified for refrigerant recovery in the state of Wisconsin. He has received factory training on York direct-fired absorption chillers.