



COMPANY CAPABILITY STATEMENT

Commercial HVAC service, projects & technical support.

Safe delivery. Clear communication. Evidence-backed close-out.

JSM Mechanical Services

Capability statement | 2026



COMMERCIAL HVAC CAPABILITY

A practical mechanical partner for live and occupied buildings

Direct access to decision-makers, technical depth and disciplined delivery from investigation to handover.



Director-led accountability

Working directors remain close to scope, technical risk, site coordination and stakeholder decisions.



Occupied-building coordination

Attendance, access, shutdowns and controls are planned around occupants, critical services and business continuity.



Integrated technical delivery

Mechanical, electrical, refrigeration, BMS and specialist trades are coordinated through one accountable team.



Complete handover

Testing, compliance, photographs, marked-up drawings, O&M information and defect closure are managed as deliverables.

Where JSM adds value

- Planned and reactive HVAC service
- Complex mechanical, electrical and BMS faults
- Plant replacement, upgrades and minor works
- Independent reviews, compliance checks and commissioning

Support across healthcare, education, commercial, government and critical environments.

End-to-end HVAC capability

A compact team backed by specialist controls, electrical, balancing, lifting, design and OEM partners.



Service & maintenance

Planned servicing • reactive response • repairs • asset condition • lifecycle advice



Mechanical projects

Plant replacement • pipework • ductwork • pumps • coils • ventilation



Diagnostics & optimisation

Fault finding • BMS review • air and water testing • sequencing • performance



Commissioning & handover

ITPs • functional testing • compliance • as-builts • O&M documentation

CORE SYSTEMS

AHU

CHW / HHW

VRV / VRF

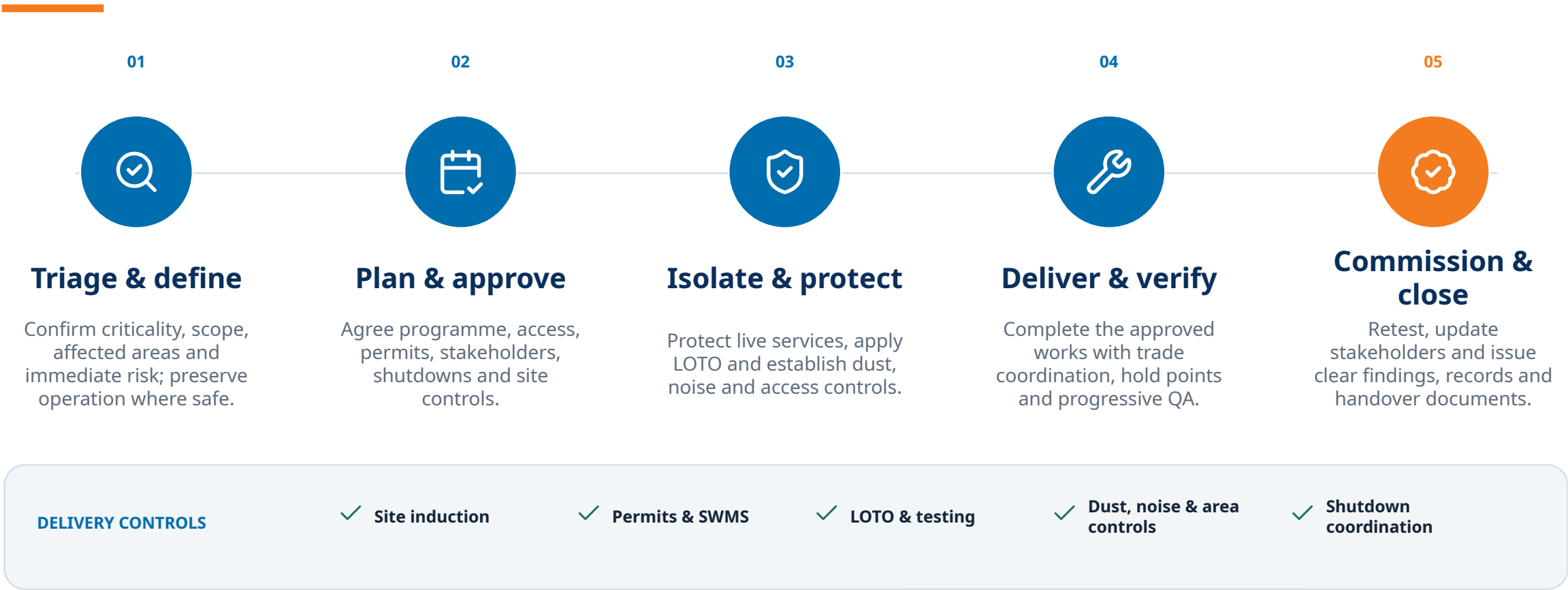
PACKAGED AC

VENTILATION

BMS / CONTROLS

A clear path from callout or scope to close-out

Work is planned around people, access, live services and operational continuity.



Site-specific access and operational requirements are confirmed with the client before attendance.

Evidence-led HVAC diagnostics

The objective is a proven explanation and practical next step - not repeated parts replacement.



Read the evidence

Service history • alarms •
BMS trends • drawings •
stakeholder observations



Test the system

Electrical • refrigeration •
airside • hydronic • controls
checks under load



Identify root cause

Separate symptom from
failure • involve OEM and
specialist input where
required



Resolve & prove

Stabilise • repair or quote •
retest • issue a concise
evidence-backed report

DIAGNOSTIC EVIDENCE

HISTORY

BMS TRENDS

LIVE TESTS

OEM INPUT

ROOT CAUSE

CLOSE-OUT

Flexible support that fits existing arrangements

JSM can lead a complete scope or provide targeted specialist support alongside existing facilities, maintenance and project teams.



Planned & reactive service

Routine maintenance, breakdown attendance, repairs, asset reporting and lifecycle recommendations.



Recurring or unresolved faults

Independent investigation where repeat visits have not identified or removed the underlying cause.



Minor projects & upgrades

Controls, chillers, boilers, VRF, ventilation, plant replacement and clearly scoped improvement works.



Second opinions & scoping

Review diagnoses, repair strategies, design assumptions, scopes and quoted solutions.

One accountable approach

- Work within an agreed scope and communication plan
- Share factual findings, testing and site evidence
- Coordinate with clients, consultants, OEMs and incumbent contractors
- Quote defined repairs, improvements or project works

A practical technical partner when deeper investigation, additional capacity or complete delivery is required.

Testing that produces clear, usable evidence

Applicable checks are completed through licensed personnel and approved specialist partners.



Functional testing

Plant enable, safeties, interlocks and operating sequences.



Electrical verification

Supply, isolators, control voltage, terminations and protection.



Refrigeration checks

Pressures, temperatures, leak checks, recovery records and performance.



Air & water performance

Flow, temperature, balance, pressure and delivered duty.



Controls & BMS

Points, sensors, alarms, graphics, sequences and trend review.



Clear close-out records

Findings, photographs, test results, risks, actions and quotation.

Experience across critical, occupied and live buildings

Clients trust JSM where uptime, safety, coordination and disciplined close-out matter.



EDUCATION & CAMPUSES

Universities | occupied campuses

Lifecycle replacement & campus HVAC

Chilled and heating water, VRV/VRF, air balancing, BMS integration and occupied-campus installations.

Programme • coordination • handover



HEALTHCARE

Hospitals | critical environments

Responsive mechanical support

AHUs, hydronic systems, VRV/VRF, heat exchangers, pumps, controls and specialist diagnostics.

Safety • uptime • communication



COMMERCIAL & LEGAL

CBD offices | legal workplaces

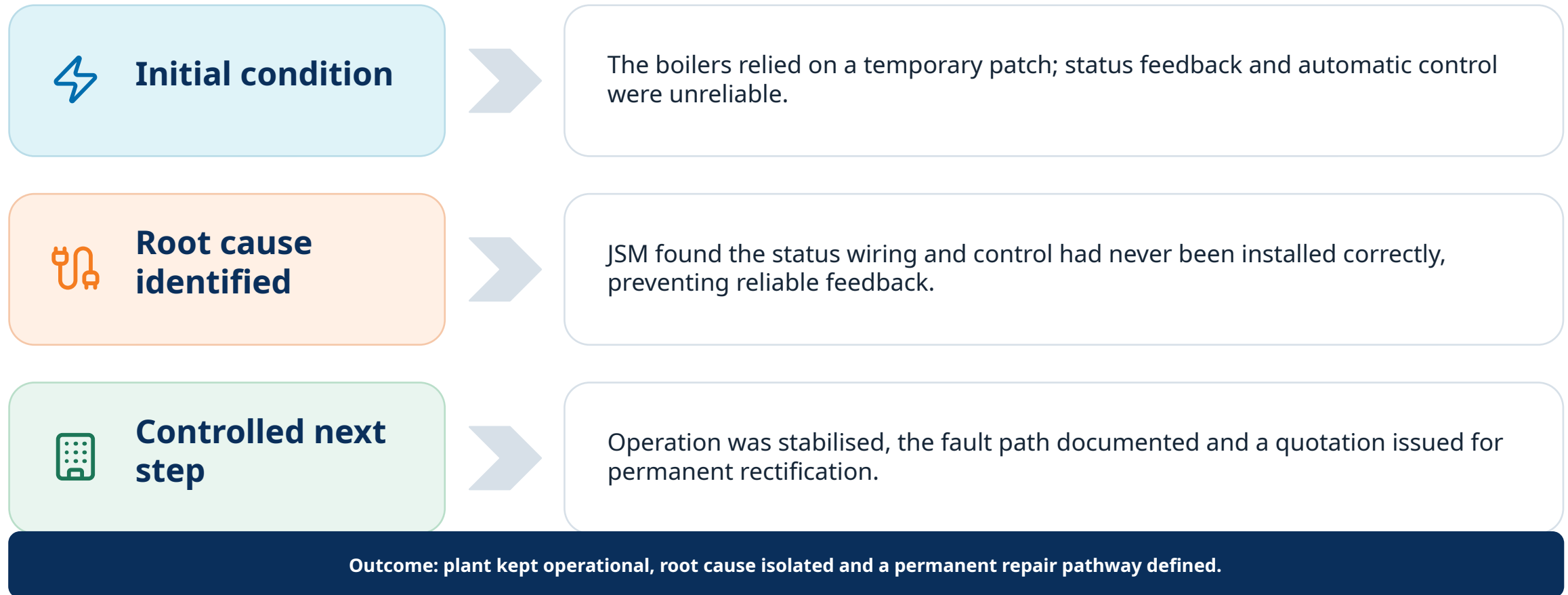
Service, optimisation & projects

Boilers, chillers, cooling towers, fire-mode interfaces, tenant comfort, fit-outs and major plant replacement.

Reliability • quality • value

Boiler controls: resolving the system, not just the symptom

Occupied commercial building | A temporary workaround kept the boilers running while JSM investigated the underlying failure.



Complex replacement capability after the decision is made

Occupied commercial building | Large-scale VRF replacement delivered ahead of a five-week programme.



MAJOR

project scope

5 WKS

allowed programme

30+

VRF indoor units

Project scale

- More than 30 VRF indoor units installed
- Two rooftop VRF condenser systems replaced
- More than 1,000 metres of refrigerant pipework
- Commissioning and full handover documentation supplied

What clients can expect

Consistent delivery standards across service, projects and technical support.

01 Responsive communication from attendance through close-out.

CLEAR UPDATES

Status, risks, decisions and next actions

02 Senior accountability stays close to scope, programme and quality.

ACCOUNTABLE DELIVERY

Decision-makers remain accessible

03 Findings are backed by photographs, tests and concise reporting.

EVIDENCE-BACKED

Facts support repair and replacement decisions

04 Access, shutdowns and safety are planned around occupied sites.

OCCUPIED-SITE CARE

Continuity and stakeholder coordination

05 Testing, compliance and handover records are complete at close-out.

COMPLETE CLOSE-OUT

Documentation is treated as a deliverable

Project evidence and supporting documents can be provided during formal contractor evaluation.

Safety, licensing and evidence built into every attendance

Current insurances, licences and management controls support responsible delivery in occupied and live environments.



\$20M
Public & product liability
Current to 16 Jan 2027



CURRENT
Victorian WorkCover
Current to 30 Jun 2027



AU61444
ARCTick authorisation
Current to 1 Feb 2027



WHS
Documented safety policy
Risk, SWMS, permits & consultation



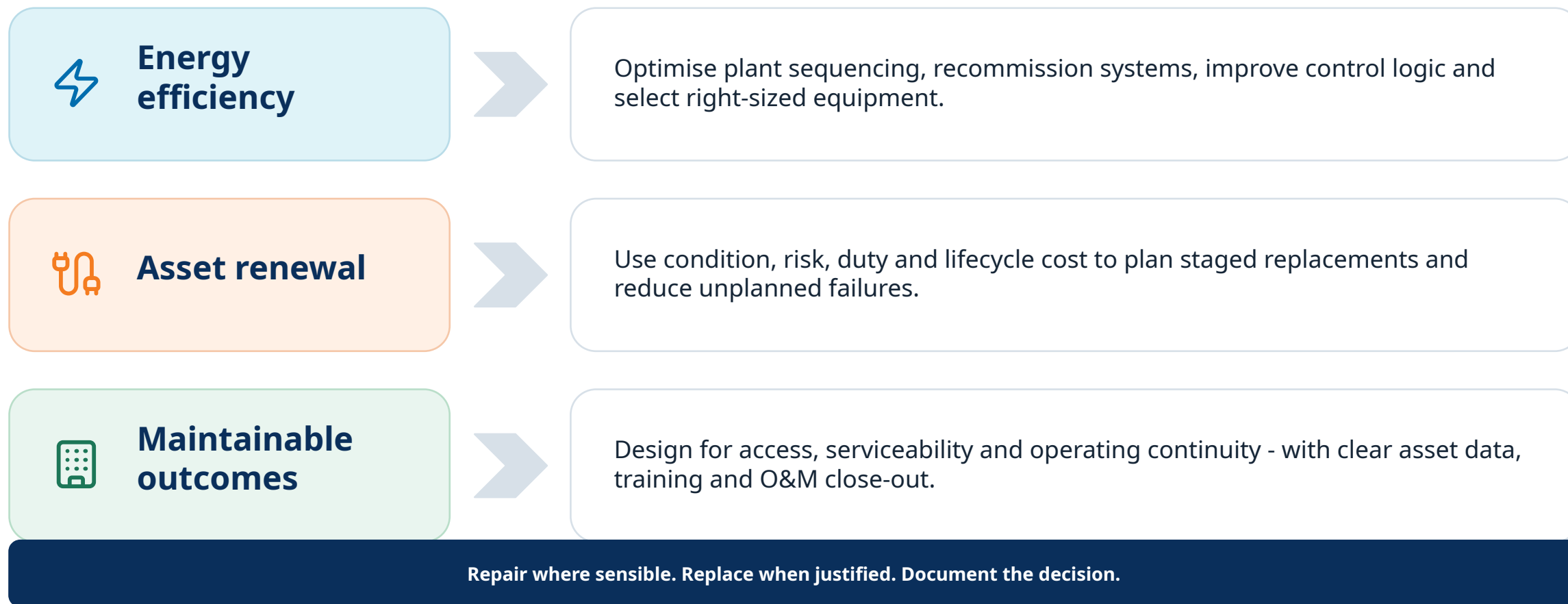
ENV
Environmental policy
ISO 14001:2015-aligned approach

Licences & delivery controls

- ✓ BPC plumbing licence 118240
- ✓ SWMS & exclusion zones
- ✓ High-risk permits
- ✓ Refrigerant recovery records
- ✓ LOTO & test-for-dead
- ✓ Progressive housekeeping

Better plant performance, maintainability and long-term value

JSM turns technical findings into practical repair, optimisation and replacement decisions.



Practical advice focused on operating risk, whole-of-life value and accountable delivery.

A LOW-RISK WAY TO START

Start with one clearly defined HVAC priority.

Let the planning, communication and close-out prove the relationship.

01

Nominate

Select a breakdown, technical review, maintenance package or small project.

02

Plan

Joint site walk, agreed scope, programme, risks and stakeholder controls.

03

Deliver & review

Complete the work, close documentation and review performance together.



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Supporting evidence available

The supporting pack can be provided during onboarding, quotation review or contractor evaluation.



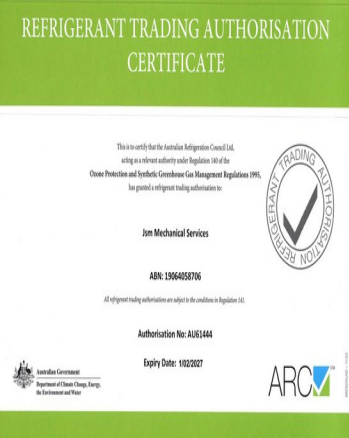
Insurance Certificate

\$20M public/product liability



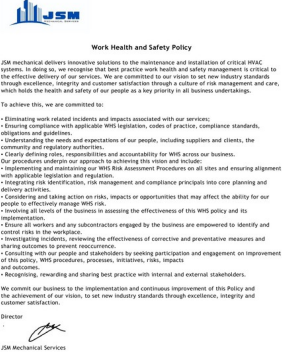
WorkCover Certificate

Current to 30 June 2027



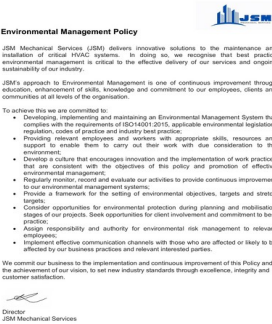
ARCtick Authorisation

AU61444 | Current to 1 February 2027



WHS Policy

Risk management and consultation



Environmental Policy

Continuous-improvement framework

Also available: project handover packs, SWMS, ITPs, test records, commissioning documents, licences and project-specific compliance evidence.