

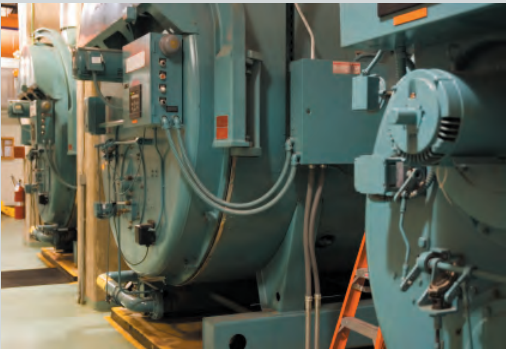
COMMISSIONING

Hands on commissioning pays for itself...

The typical "checklist" type of commissioning only verifies what may have been installed and perhaps its basic functionality. Of course, that is dependent on the quality of the checklist.



Through our years of experience, we have developed and implemented our highly comprehensive "MSC Plan of Control". This plan of control delves deep into the equipment, hardware, controls and sequence of operation, looking at what is possible through detailed analysis.



We recently completed a project that gave us many challenges, one of which was to control humidity in the large facility. We were able to keep humidity in check, along with reducing reheat hot water, chiller demand and lower fan speeds where possible. From an energy standpoint, the hands-on commissioning effort and Plan of Control will more than pay for itself.

REAL STIMULUS BY MSC

Here are some tangible tips to help customers save money, reduce energy costs, extend the life of your equipment, prevent unnecessary down time and have your building and systems run to peak performance.

Thorough Preventative Maintenance

Make no mistake about it: maintaining your equipment and systems will extend their lifespan and prevent unneeded – and costly – service calls. Many companies wrongly assume they are getting good preventative maintenance by neglecting to take into consideration that "you get what you pay for". Effective PM should be done by experienced technicians who are MSCA STAR-certified.

Real Energy Savings

Utility rates in the tri-state are among the highest in the nation, so it is certainly in your best interest to make sure your existing equipment and systems are running to optimal performance. Inefficient building systems are among the biggest energy hogs of all, according to the DOE, so it is wise to have a qualified contractor do an energy analysis of your building and systems.

Diagnostic Expertise

If something is broken, or not working to your satisfaction, you should have it assessed by a qualified and reputable expert. A good contractor doesn't guess at fixes and perform trial-and-error repairs at your expense. They make a definitive diagnosis, give clear recommendations, and fix your problems with quality parts.

Startup, Hands-on Commissioning, Air and Water Balancing

When a new project is in its completion stage, these processes are the only way to go. MSC is often called in to fix long term, costly problems that could have been easily avoided if proper steps were taken at initial installation. All too often, we find equipment that is not running properly (if it all), systems that fail to perform to their design intent, and some very unhappy building owners and users. Proper execution of these steps is not only important to a project, they are absolutely crucial.

Retro-Commissioning

Retro-commissioning is a hands-on approach to assessing the performance of your building and systems. We analyze and take vital signs of all your systems and make recommendations that will bring the building to its design intent. We highly recommend this holistic approach to improving efficiency and saving money.

HCFC PHASEOUT: What You Should Know

EPA PHASEOUT OF REFRIGERANTS...

The EPA has a schedule in place requiring the phaseout of ozone-depleting refrigerants known as CFCs and HCFCs (chlorofluorocarbons and hydrochlorofluorocarbons) by the year 2020. In 1996, the import and manufacture of all CFCs was banned, and in 2004, HCFC-141b followed suit. Now, the remaining HCFCs, including R-22 (known as Freon 22), are to be phased out in new equipment by the end of this year.

Beginning January 1, 2010, HCFCs may no longer be produced or imported to the US for use in new equipment. New systems must utilize hydrofluorocarbons, or HFCs, which do not contain harmful chlorine or bromine. Manufacturers will still be permitted to produce HCFCs, in gradually decreasing quantities, to service existing equipment until 2020.

With the new production caps, the cost of HCFCs is expected to rise, and the EPA has predicted a shortage as early as 2015. To address this, a number of alternative refrigerants for existing equipment have been introduced. While transitioning to some of these alternatives may require equipment modifications, others will only involve a change in maintenance practices. In addition, manufacturers are offering rebates on new equipment, and the federal stimulus bill provides a tax credit of up to \$1,500.00 on new equipment purchases.



To find out more about the HCFC phaseout and how these changes will impact you, please contact us at Mechanical Service Corporation and we will be happy to guide you... MSC 973-884-5000

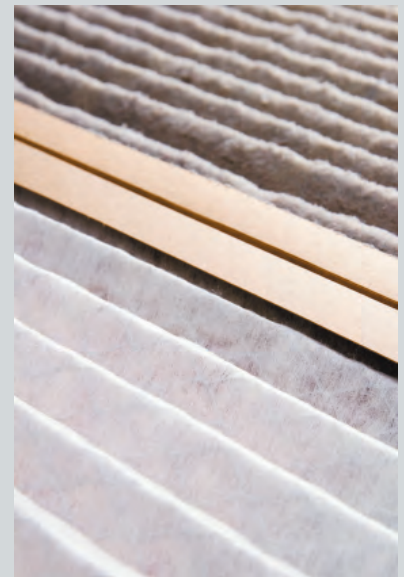


POLLEN SEASON

Spring Cleaning Time...

Any allergy sufferer can tell you that this past spring has been particularly heavy with pollen. Pollen levels were at a record high, followed by a cool and rainy June.

This can play havoc by loading up HVAC filters, cooling towers, condenser coils, and strainers and possibly your ductwork.



Before the summer heat really turns up its best to make sure you're running as clean and efficient as possible. We recommend a good duct cleaning for indoor air quality purposes where needed.

Please contact Steve Meigh to schedule an appointment.



MSC CERTIFIED SINCE 2006 - Before the STAR is awarded, applicants must demonstrate that they uphold a strict code of business ethics; employ a highly trained and qualified workforce; maintain a superior safety record; and focus on continuing education for all employees. 116 stars now qualified!