

FUNNY PICS

MSC Funny Service Photos...

Pet Peeve! Don't you hate lane closures and getting stuck in construction traffic, only to pull up and find no one on-site working? Figures the workers who posted this snarky sign are nowhere in sight.



Wow...Now here is a service guy with a real sense of humor!

BETTER RUNNING LABORATORIES:

WASTED ENERGY?

Because laboratories have specific HVAC requirements, they have specific maintenance requirements. In many cases, when proper maintenance is not followed, labs can use excessive amounts of energy. Oftentimes, we find that air and water balancing was never done properly. Over time, lab air flows drift, thus changing in supply and exhaust volume, affecting pressurization and wasting money. Temperatures and humidity need to be tested yearly as well.

Some labs have special needs, such as low-humidity environmental rooms that use desiccant dryers. Other lab areas may include walk-in freezers (-20F), cold rooms (48F) and environmental rooms where maintaining temperature is critical for compliance. We recommend an annually examination of airflow and calibration of instruments regulating



temperature, humidity and pressure. Lab fume hoods also need to be recertified annually with ASHRAE 110 testing to ensure that they maintain proper FPM to keep personnel safe.

MSC specializes in lab and 100%-outside-air systems, and we can handle any challenge. Laboratories can significantly reduce energy consumption with a yearly checkup of air, water, instruments, and hoods. Energy savings can also be found through occupied/unoccupied times, energy recovery, fume hood automatic sash sensors and closers, and by reducing airflow changes and exhaust where possible. It is also helpful to have an expert like MSC examine your building management system and its sequence of operation in detail to increase savings and optimize operations.

MSC is your go-to-HVAC company. **There is no HVAC or CONTROLS problem that we can't solve.** If you have any questions please contact Harry Hartigan at 973-884-5000, ext. 125.



THE BENEFITS OF PREVENTIVE MAINTENANCE:

PROACTIVE vs. REACTIVE

Once of the most effective things any organization can do to save money is to perform regular preventive maintenance on its HVAC systems. Too many businesses neglect their systems, or don't allow for PM in their annual budget, under the false assumption that they are saving money or reducing overhead. In reality, HVAC systems that are not properly maintained will cost far more in the long run than those that are properly maintained.

Deferring preventive maintenance is always costly. When an HVAC system is not running at its peak efficiency, energy consumption increases. *Since HVAC accounts for more than 40% of the energy consumed in the typical commercial building, it is absolutely essential to keep systems in tiptop shape.* Equipment that is allowed to deteriorate over time is susceptible to frequent problems, and small problems usually cascade into larger, more costly ones. Also, poorly or sporadically maintained equipment has a lifespan that is significantly reduced.

It is important to take a proactive, rather than reactive, approach to preventive maintenance. Think of it as you do when it comes to maintaining your car. Doesn't it make more sense to invest an occasional \$30 dollars in oil changes, instead of spending \$3,000 to replace the engine, or \$30,000 to replace the car? The same holds true for your HVAC system. Benefits to regular PM are numerous. HVAC systems with PM programs in place use, on average, 15 to 20 percent less energy than systems that are allowed to deteriorate. Regular PM improves indoor air quality, leading to better productivity. System downtime and operational interruptions are far less frequent.



While every HVAC system will need to be replaced eventually, a good preventive maintenance program will prolong the life cycle of your equipment, help keep building occupants comfortable and healthy, and save money in the long run. If you don't have a PM program in place, call today.

WILD HARD WINTER

Check Your HVAC Systems...

The winter of '09-'10 was certainly tougher than most in recent history, to say the least. With frigid temperatures, record-breaking blizzards, and a wicked three-day nor'easter in March to cap it all off, it seemed as though spring might never come.



Weather extremes like these wreak havoc on HVAC and mechanical systems. MSC has already been called in to remedy a plethora of weather-related problems: frozen piping, sucked-in filter racks on 100% outside air units, wind damage to stacks and exhaust, panels missing on units, air handlers full of water, tripped supply and exhaust fans – you name it, we've seen it. Many people are not aware of damages that may have occurred over the winter, so before the cooling season begins, we recommend that you do a system check to make sure your HVAC and mechanical systems are intact and working properly.

Spring is also preventive maintenance time... Clean your air handlers, coils, filters and ductwork, and verify that air flow and cooling is running properly.