

Commercial Connection

Laugh a little, learn a little & take a break from the daily grind!

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With Utility Costs On The Rise, Consider These HVAC Tips To Minimize Your Energy Costs

The battle against increasing energy costs is a constantly growing concern for all business owners these days. There are several steps that can be taken with very little effort to substantially reduce energy consumption and, in turn, your monthly utility bills. The cost to heat and cool our buildings, regardless of the size of the space, is typically more than it needs to be because most systems are not operating at peak efficiency. The factors that affect efficiency range from dirty filters to improperly-sized equipment.

- **Maintenance** — Poorly maintained equipment can result in excessive energy costs due to such items as dirty filters, restricted coils, loose or cracked belts, improper refrigerant charge and leaks, economizer operation, bad bearings and more. All of these issues will result in equipment running longer and working harder than necessary. It's been determined that inadequate maintenance will lead to increased energy costs of 11%-42% over well-maintained equipment. That's why the cost of a solid maintenance program will more than pay for itself in utility savings alone.
- **Negative air pressure** — In applications where you are exhausting more air than what's being brought into a space, a negative pressure will exist. That negative pressure will exhaust the heating or cooling that you're supplying to the building and outside air will be pulled in from any source it can find. This forces your equipment to run excessively in an effort to achieve the temperature you're calling for. The system needs to be balanced or else additional intake air must be added.
- **Economizers** — Economizers can be added to any new or existing equipment. An economizer will allow for



Regular maintenance can save energy...and money. Pictured here, Keith Johnson performs a tune up.

free cooling during certain ambient conditions by allowing outside air to cool the space without the compressor operating. This can lead to huge energy savings during the cooling season. Many economizers are not set up or maintained properly, which results in more energy loss than if the economizer wasn't installed. Be sure to have a competent contractor check the economizer's operation during maintenance.

- **Programmable Thermostats** — These thermostats allow you to reduce system operation and energy use during unoccupied periods and are a simple, cost-effective solution. To substantially increase their performance, be sure to locate the thermo-

stats in areas that will not be affected by heat, cold or drafts.

- **Equipment location** — Whenever possible, be sure to install equipment (particularly condensers) in shady areas or places that are not affected by extreme heat or cold, as this will cause equipment to work harder and run longer.

Numerous other factors can decrease energy usage, such as zoning, air distribution, high efficiency units and outside air damper positions, to name a few.

For more information on any of the above, or to find out more about how your energy costs can be minimized, please call our office. We'll be happy to provide you with a complimentary energy audit on your existing equipment.

HUTCHINSON

Mechanical Services

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Looking Back On March Madness!

Congratulations go out to **Sharon Maul** of Kay Construction for her stunning win in our March Madness NCAA Customer Basketball Pool. For all you handicapping pundits out there who spent hours mulling over your choices, Sharon confesses that she did absolutely nothing! In fact, she doesn't even watch basketball; she just had someone else fill in her brackets. For her efforts, Sharon received a Dell laptop computer.

In second place, we had **Al Haibach** from E. Allen Reeves in Vineland winning the 32" flat screen TV. Third place went to **Barry Gardella** from DRK Construction, receiving the culinary treat of a \$200 gift certificate to any one of Steven Stars' Philly restaurants. Fourth prize went to **John Opel** from Blackman Construction, and fifth place to **Lora Kelly** from V.J. Scozzari Construction, each receiving an American Express gift certificate. The contest certainly sparked some competitive juices and sets the stage for next years exciting event. Maybe we should be thinking about a NFL football pool!



Sharon Maul accepts her new laptop as Steve Welch (right), president of Kay Construction, and Ed Hutchinson look on.

What's New at Hutchinson?

Hutchinson has been fortunate to be selected as a partner for the following projects:

E. Allen Reeves Inc.

Gwynedd Mercy High School

Opus East

Princeton South Valuation Fit-Out

Penntex Construction

Keystone Executive Center

Bagden Construction

Hop and Grapes Liquor Store

The Walters Group

Atlantic Commons Service Contract

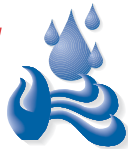
For The Owner

- Mt. Laurel Library Service Contract
- Riverwinds Community Center Service Contract
- Aids Coalition of SJ Service Contract
- Venice Plaza Service Contract
- Brookfield School Service Contract

Look for more information on these projects in upcoming issues of The Commercial Connection.

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