



# BUILDING AUTOMATION SYSTEMS

How Integrity Mechanical can set up your commercial building to run energy-efficiently by installing a cost-effective Building Automation System (BAS)

P.O. Box 870  
32 Appletree Lane  
Plumsteadville, PA 18949

P: 215.766.0062  
F: 215.766.0063

[www.integritymechanical.com](http://www.integritymechanical.com)

# WHAT IS A BAS?

A Building Automation System (BAS) is a distributed control system. The control system itself is a computerized, intelligent network of electronic devices, designed to monitor and control the mechanical and lighting systems in a building.

# PROBLEMS WITHOUT BAS

## TOO MANY COOKS AT THE CONTROLS

- In many offices, personnel freely adjust the thermostats on their own, affecting other areas and causing inefficiencies



# PROBLEMS WITHOUT BAS

## RUNAWAY OR UNKNOWN COSTS

- ⦿ Either you know the utilities bills are too high, or are unaware of just how much these inefficiencies are costing, due to:
  - Not knowing how, when and by whom heating and cooling changes are made;
  - Not know the efficiency of current heating & cooling equipment, and how current use affects its life or causes damage;
  - Not realizing how much is spent on maintenance to repair misuse of equipment by employees

# PROBLEMS WITHOUT BAS

DON'T KNOW WHEN  
THERE IS A REAL ISSUE

- Sensing the cold or heat in a room may just result in a thermostat adjustment, when there could be an overall failure or danger elsewhere in the building



# ADVANTAGES OF USING BAS

- Improve energy efficiency:  
Only heat or cool the needed areas at the needed times without waste
- Reduce operating costs: Once your BAS is set up, your potential for overall heating and cooling savings begins



# ADVANTAGES OF USING BAS

- ⦿ Improve comfort of employees and visitors: They are your primary reasons for an adjustable system
- ⦿ Improve productivity of staff: Everyone is working in the optimal environment for them; time isn't wasted trying to change thermostats or having temperature wars



# ADVANTAGES OF USING BAS

- ⦿ Preserve existing technological investments: A good BAS works with your equipment, not the other way around
- ⦿ Increase life of equipment: Your heating and cooling equipment will run as the manufacturer intended, saving on wear and tear, and preserving your warranties



# ADVANTAGES OF USING BAS

- ⦿ Reduce installation time: Sets up in days instead of weeks, while you are still open for business
- ⦿ Lower maintenance costs: Diagnostic time spent identifying an underlying problem may be greatly reduced
- ⦿ Trending of use: You can see where your problems are, compare to previous years, know what should be normal use versus an aberration

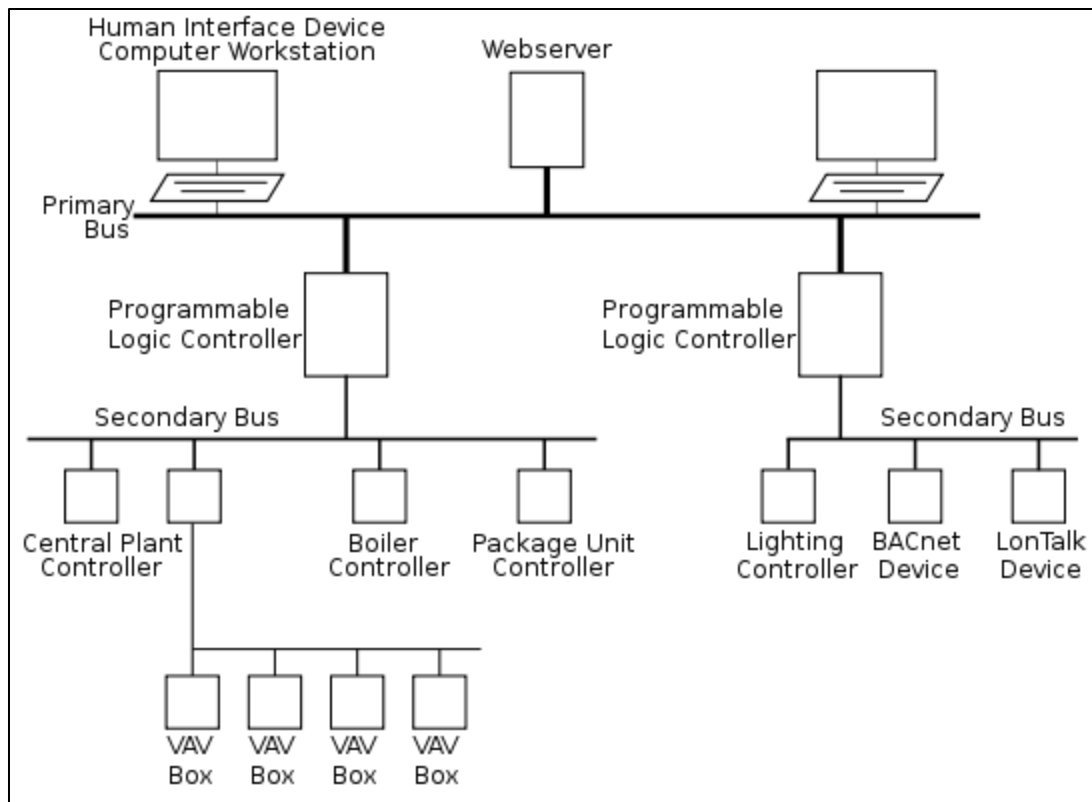
# ADVANTAGES OF USING BAS

## ⦿ Ease of use

- User-friendly for both the managers of the BAS and the end-users in the building
- Quickly and easily identify potential problems
- Standard, clear PC format

# HOW IS A BAS SET UP?

Below is an example of the layout of a building automation system.



# WHY USE INTEGRITY MECHANICAL TO RUN YOUR BAS

## SAVE MONEY

- ◉ We will engineer your system in-house, instead of having to hire an outside systems engineer. You get our always low service rate to keep your system running smoothly with no disruption of service.



# WHY USE INTEGRITY MECHANICAL TO RUN YOUR BAS

## CONVENIENT SYSTEM MONITORING

- We can set up your system to send you an e-mail alert, a text or a voice message if there is a problem detected in your service – no more coming in to the office after a weekend to a heating or cooling “surprise”

# WHY USE INTEGRITY MECHANICAL TO RUN YOUR BAS

## EXPERIENCE

- ◉ We are currently working on building automation systems for PA State Police stations
- ◉ Our partnership with knowledgeable key vendors of BAS controls enables IMI to stay at the front of the learning curve



# FOR MORE INFO...

CONTACT INTEGRITY MECHANICAL ANYTIME AT:

P: 215.766.0062

F: 215.766.0063

info@integmech.com

www.integritymechanical.com

P.O. Box 870

32 Appletree Lane

Plumsteadville, PA 18949

