



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)

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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

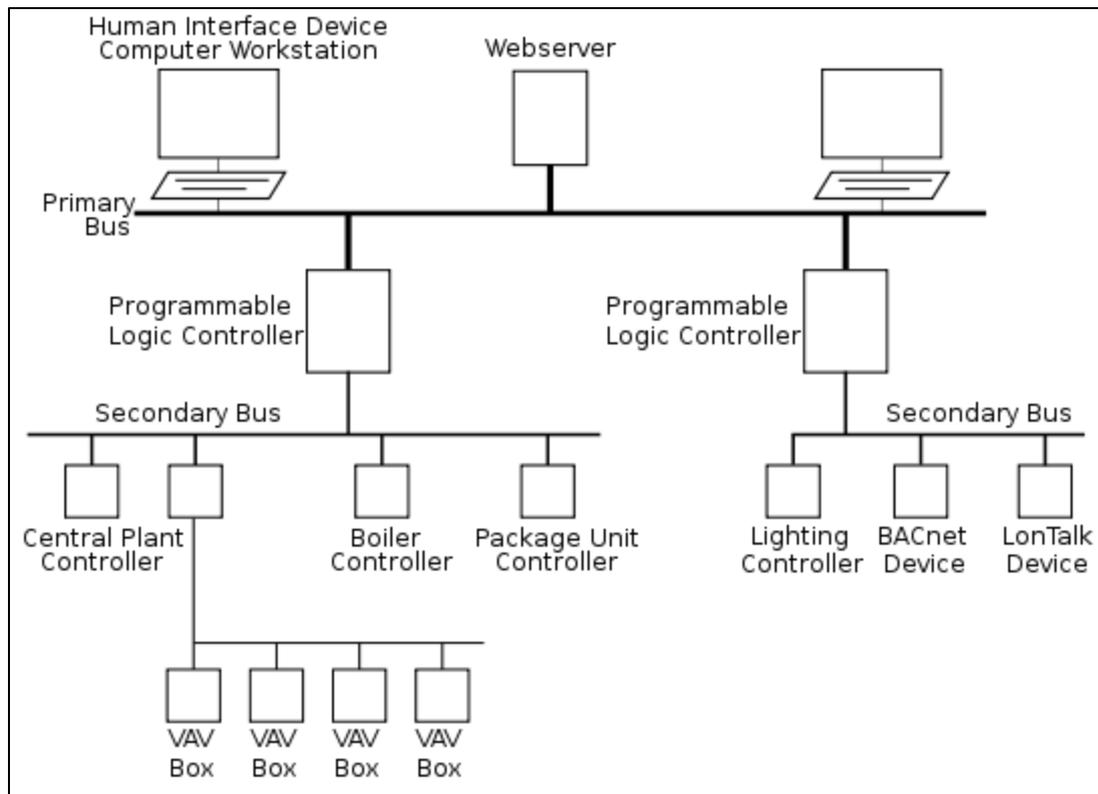
ADVANTAGES OF USING BAS

⦿ 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...

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