



BUILDING SERVICES

COOLING CONTINGENCY PLANNING

Planning for the unexpected? Is your facility prepared?

Due to heavy rainfall in the central United States in 2008, many commercial buildings in this region were flooded. Most buildings in the region house their Heating Ventilating and Air-conditioning (HVAC) equipment in the basement. With chillers, air-handling units, and pumps under water, systems were not operational for days. Tenants could not return to some facilities for weeks. Facility managers had to deal with the flood damage, rising temperatures following the storm, and risk of mold development.

Is your facility prepared to get electricity and HVAC equipment back up and running fast during events like this?



BEING PREPARED MEANS HAVING A PLAN FOR SCHEDULED MAINTENANCE AND REPAIRS AS WELL AS UNEXPECTED EVENTS, SUCH AS NATURAL DISASTERS.

KNOW WHAT'S AT RISK

How important is it to have a plan in place in case your facility experiences a loss of power, or an interruption in the ability to manage temperature?

EXAMINE THE BIG PICTURE

- How costly would it be if you lost central cooling, heating, and power?
- How critical is your central cooling, heating, and electrical systems to your operations?
- If you were to lose your central cooling system or electrical power, what time frame is acceptable to restore services?
- What are the cost implications if you are not up and running within that timeframe?
- Are your peers and competitors thinking about cooling contingency planning?
- Is this service valued or even required by your tenants?

Many aspects of facility management can be handled proactively through proper design and ongoing maintenance. However, there may be times when unexpected events such as natural disasters, mechanical failures, power outages, and fire, can leave facility managers scrambling. Even planned outages can create unwanted disturbances. Carefully answering the questions above will provide a better understanding of your risk in terms of: lost productivity, damage to HVAC equipment, and related financial losses. To manage these risks, many organizations develop a contingency plan and Trane is here to help.



THE RIGHT PLAN IS AS EASY AS 1, 2, 3.

Trane Rental Services has developed a comprehensive program that helps facility owners and managers create contingency plans for your cooling systems. The fundamental aspect of the Trane Cooling Contingency Plan (CCP) is an evaluation of the facility's cooling system to identify potential sources of failure. The goal is to minimize downtime and reduce the risk of financial loss and business disruption due to the loss of comfort HVAC systems.

1 DOCUMENT FINDINGS

Together, you and your Trane Account Manager will document the basic facts about your facility, including equipment, energy costs, and possible financial loss:

- Building system data
- Critical HVAC System information
- Components of the current chilled water, air conditioning and heating systems

2 ANALYZE POSSIBLE FAILURES

Your Trane Account manager will analyze the possible failure scenarios to identify your potential temporary cooling needs. The process establishes the specific equipment needed to maintain cooling in critical areas. Recommendations may also be made on facility modifications to prepare your system for temporary cooling and heating. This allows faster installation in the event of an emergency. It also lets you manage the expenses proactively.

3 WORK THE PLAN

Finally, a Cooling Contingency Plan is drafted. Once the plan is approved, you will receive information detailing your specific plan and identifying the equipment that is covered. So, should temporary cooling be required, plan deployment is just a phone call away.

As an additional service, Trane offers you the option of a cooling contingency drill. Like a fire drill, this allows you to analyze all aspects of your plan and execution to verify that it meets your expectations.

SOLUTIONS BEYOND EMERGENCIES

In addition to creating a Cooling Contingency Plan, the evaluation process may also reveal opportunities to receive immediate payback by improving facility operations, system reliability, or energy efficiency. There may be substantial benefit in replacing your aged and unreliable components with new, more energy efficient ones. If the loss of cooling represents a significant financial risk to your facility, it may be justifiable to invest in a redundancy system.

To get started with the process, contact your local Trane Commercial Sales Office or call 1-800-755-5115.



Trane Rental Services depot locations throughout North America. To find a depot near you, call 1-800-755-5115.

Trane Building Services improves the performance of commercial buildings worldwide. Trane, a business of Ingersoll Rand, is an industry leader, working with building owners and operators to maximize efficiency and return on investment in their infrastructure. Combining global expertise with a commitment to local service, Trane Building Services makes buildings work better for life. For more information visit www.Trane.com/buildingservices.

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For more information, contact your local Trane office or e-mail us at comfort@trane.com

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