



In Control! **Effective Management of Your Facility**

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New SC State Legislation and Energy Savings

New State Legislation was passed last year requiring all state agencies to reduce energy usage. This has many of our customers wondering if this effects them, and what exactly does the legislation entail. We have gathered some information from the State Energy Office to hopefully help you better understand this new legislation and its impact on your agency.

Who does this legislation effect?

- ◆ State agencies
- ◆ School districts
- ◆ State colleges & universities

What is required of these agencies?

That legislation requires all state agencies to develop energy conservation plans to reduce their energy consumption by one percent per year during fiscal years 2009-2013 and by a total of a 20 percent by 2020.

Section 48-52-620, Code of Laws of South Carolina, requires all state agencies, school districts and public colleges and universities to develop energy conservation plans to reduce their energy consumption by one percent annually during fiscal years 2009-2013 and by a total of a 20 percent reduction in energy use by 2020, as compared to 2000 levels.

The specific requirements of this legislation includes the following:

- ◆ Energy Conservation Plans – Each state agency and public school district is required to develop an energy conservation plan that addresses how the legislatively mandated energy use reduction goals are to be met. These plans are to be submitted to the South Carolina Energy Office.
- ◆ Annual Progress Reports – Each state agency and public school district is also required to submit an annual progress report to the South Carolina Energy Office that outlines actions taken to implement its energy conservation plan and chronicles progress made in achieving its energy reduction goals.
- ◆ Annual Report to Legislature – The South Carolina Energy Office is required, in turn, to compile the annual progress reports submitted by the state agencies and public school districts and submit an overall annual report to the General Assembly.

For more information on the new state legislation on energy savings, visit the SC Energy Office's website at www.energy.sc.gov or call Control Management, Inc. at (803) 765-9070.

Information provided by Ralph Jenkins, SC Energy Office



Training Schedule



Our in-house training courses are based on different skill levels. Whether you need to get a new employee familiar with your Siemens system or help your current system operator reach their most productive skill level – we can meet the needs of your entire staff. Enrollment is “first come, first serve” and classes fill quickly.

If you are interested in our training courses and have not received a training directory, please call Ernie Glenn at CMI, **803-779-6050 ext 411** or visit our website, **www.controlmanagement.com**, for more information. We look forward to seeing you in upcoming CMI training classes!

AIG-101 *Insight for New Users - Part 1: Introduction*

Learn the basic operations of the system for day to day use through graphics. *No recommended prerequisites.*

Class Date: **March 18, 2009**

TEC-101 *Insight for New Users - Part 2: TEC's – Terminal Equipment Controllers –*

Learn how TEC's control building equipment and communicate with field panels, communicate with the field panel using Controller Interface Software (CIS) or Datamate, communicate with a TEC from the room thermostat using a laptop, and through the field panel or Insight.

Class Date: **April 22, 2009**

AIG-101 *Insight for New Users - Part 1: Introduction*

Learn the basic operations of the system for day to day use through graphics. *No recommended prerequisites.*

Class Date: **May 13, 2009**

** Dates for all classes subject to change. Please check our website (www.controlmanagement.com) for dates before registering.*

Upstate Update

by: **Tom Dixon, Control Management, Inc.**



Bad News...Good News!!!

First the Bad News...It's apparent that everyone is feeling the impact of the current economic and financial situation. For the past few months we have been watching many of our traditional markets slow down. In the Upstate we have seen significantly fewer new construction projects, as well as building renovation projects. Entering and developing a new territory (the Upstate) during these economic times is very challenging. However, there have been some bright spots too!

Now the Good News...our experience during economic turndowns has always been that organizations are much more willing and perhaps anxious to reduce costs. Control Management has been helping our customers reduce their energy costs since we opened our doors in 1985. The inherent nature of a “building temperature control system” is to provide optimum comfort AND OPTIMUM ENERGY SAVINGS. Unfortunately, over the years, many building temperature control systems have been directed to provide comfort, with little thought toward energy savings.

Our current message to the Upstate is...”Energy Conservation...with Comfort.” Our experience shows that most facilities can save from 8% - 15% of the energy that is being used for HVAC, by simple low cost / now cost energy conservation measures. And the greatest savings is typically achieved by “adjusting and optimizing” the existing building temperature control system.

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Customer Spotlight

Newberry County School District Newberry, SC

Located in the western part of South Carolina, The School District of Newberry County has approximately 5,800 students attending their eight middle schools, two middle schools, three high schools, one career center and a learning center. The district serves Newberry, Prosperity, Little Mountain, Silverstreet and Whitmire. Control Management, Inc. started working with Newberry Schools in 1989, and have created a consistent presence in the district ever since. We have worked with the district to address the energy needs of the schools.

With the new legislation on energy savings for the state, Newberry County Schools has been taking steps to improve the energy policies of the district. NCS entered a four year contract with Energy Education, Inc. out of Wichita Falls, Texas. The program has an Energy Manager and Educator, whose main purpose is to perform energy audits during and after schools hours. They also educate others in energy management, collect all utility bills and enter in a computer program that calculates "Cost Avoidance". The first three years in the program, the district utility budget did not increase.

The district has been out of contract with Energy Education Inc. about 18 months, but EEI will continue supporting us as long as they turn in their monthly reports. This information will be valuable in the districts continued effort to lower energy cost, and will show the district that can be improved in the future.

Asked what other steps the district has taken to decrease energy cost, Jim Parks, Energy Education Manager for the district, said, "We have total shutdowns during holidays and summer vacation. This is the energy user items that do not need to be left on when building is unoccupied. Of course the best tool we have is the EMS that CMI provides. We now have 10 of our 14 buildings on Energy Management System. We will be bringing two more schools on line as soon as renovations are completed. This system without a doubt is the largest energy saving tool that we have."

NCS was also awarded the Energy Project of the Year for 2008 from the South Carolina Energy Office. The project involved total renovations made to the HVAC system in three of their schools. Two boilers and one 80 ton chiller was removed, and wall hung and rooftop units were installed along with total lighting changes in each of the three schools. This created a saving of two million kWh of electricity and 47,880 therms of natural gas for a combined savings of \$320,000 of taxpayer money. The renovations also prevented 3.5 million pounds of carbon dioxide from going into the atmosphere.

After their extensive building program is over, they will have one school and one wing in three different schools that they would like to have on EMS with Siemens controls. Control Management, Inc. looks forward to working with the district on these projects and assisting in creating energy savings for NCS.

Newberry County School District

Mid Carolina High School



Boundary Street Elementary School



Product Spotlight

Siemens Wireless Room Sensor

A new option for Siemens Building Automation System

The Wireless Room Sensor (WRS) eliminates the need to run wire between the Terminal Equipment Controller (TEC) and its associated room temperature sensor. The WRS communicates directly with the Room Sensor Transceiver (RSX) mounted at the TEC.

The WRS solution is ideal for applications where it is impossible, difficult, or costly to run wiring between the TEC and room sensor. Additionally, this solution is attractive where the ability to easily move the room sensor is valued.

Some example applications:

- ◆ Retrofit projects where opening up walls and ceilings to run new wiring is difficult and/or expensive (such as occupied spaces, historical buildings, high ceilings, cinderblock or brick walls, or presence of asbestos).
- ◆ Facilities that reconfigure their spaces frequently where the ability to easily move sensors provides significant cost savings over the life of the facility.
- ◆ Facilities with open floor plans where sensor mounting locations are limited when using hard-wired sensors.
- ◆ New construction projects where the optimal location of the sensor won't be known until construction is almost complete (and wiring would then be difficult and/or expensive).

The WRS and RSX can be ordered separately or as a factory bound pair. Using a factory bound pair allows simple startup by just powering up the devices. When ordered separately, field binding is done either by using commands (via HyperTerminal on a PC connected to the HMI port on the WRS) or by connecting the WRS and RSX with a binding cable for a few seconds.



The WRS uses the new modern housing to be used with all future room sensors. There are three types of WRS models:

- ◆ Sensing only
 - ◆ Sensing and display
 - ◆ Sensing, display, setpoint, and override (full-featured model)
-
- ◆ Ease of Installation – In many projects, this solution makes it much simpler and quicker to install room sensors. Depending on the job, it may eliminate the need to run conduit, open up walls and/or ceilings, or use unattractive wire molding.
 - ◆ Wireless solutions are attractive in any location where it is difficult to room sensor cabling, because of the physical characteristics of the facility (for example, high ceilings, cinderblock walls, dry-walled ceilings, asbestos, etc.).
 - ◆ Flexibility – This solution enables sensors to be relocated without rerunning cabling. This could result in significant savings over a facility's lifetime for customers (such as commercial office and retail) who reconfigure their spaces frequently.
 - ◆ The sensor can be placed in the optimal location for sensing and control. You are not restricted to only areas where sensor cabling can be run. For open floor plans, this eliminates the challenge of finding a suitable sensor location.

Please contact CMI for more information regarding the Wireless Room Sensors at (803) 765-9070.



CMI News



Welcome!

Welcome New CMI Employee:

Welcome!

Bryan Finch

Bryan Finch has joined Control Management, Inc. to lead construction sales efforts in the Upstate South Carolina area. Bryan recently served as Vice President of Business Development with M.B. Kahn Construction's Argo Division located in Greenville, SC.

A graduate from Clemson University, Bryan received his bachelor's degree in mechanical engineering. His experience includes fabricated metals, building control systems, owner direct sales within the healthcare market and general contracting construction services. He is a registered Professional Engineer (PE) in the State of Florida and a Certified Healthcare Executive (CHE) as recognized by the American College of Healthcare Executives.

Bryan is especially passionate in children's related health services. He serves as a board member at the Center for Developmental Services in Greenville and is very active in the Juvenile Diabetes Research Foundation.

Related to business and economic development, Bryan serves on the Board of Regents for the Greenville Chamber of Commerce's Leadership Development Program. He is also a member of the South Carolina Economic Development Association (SCEDA).

Bryan is also a devoted husband to his wife Beth and father of two sons, Zachary and Matthew. Bryan's hobbies include cycling, golf and attending Clemson University athletic sporting events. The Finch family resides in Greer, SC.

We are pleased to welcome Bryan to CMI. His email address is as follows: Bryanf@controlmanagement.com

Congratulations:

Cheyrl Player and Jonathan Derrick



Congratulations to **Jonathan** and **Lisa Derrick** on the birth of their first child. Cooper Ellis Derrick was born September 11. He weighed 5 lbs. 2 oz. and was 19 3/4 inches long. We are please to welcome Cooper to the CMI family, and we send our congratulations to Jonathan and Lisa. Jonathan works in the service department out of Control Management, Inc.'s Columbia office.

Congratulations to **Cheryl** and **Curtis Player** on the birth of their first child. Callie Eliza Player was born October 8. She weighed 6 lbs. .04 oz. and was 19 inches long. We are please to welcome Callie to the CMI family, and we send our congratulations to Cheryl and Curtis. Cheryl works in accounts recievable at Control Management, Inc.

Upstate Update

by: Tom Dixon, Control Management, Inc.

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For the Public Sector, the South Carolina General Assembly has provided additional urgency to reduce energy costs. (See Cover Page Story) The requirement for all state agencies is to reduce energy consumption by 1% per year during the fiscal years 2009-2013, and by a total of 20% by 2020. Our "Energy Conservation with Comfort" message is right in line with these objectives, and Control Management is ready to help you achieve these goals.

Does your Chiller run more than it needs to? Are your Rooftop HVAC Units starting and stopping at the optimal times? Do you have Air Handling Units, or Pumps that seems to operate day and night? These are just a few of the energy wasting scenarios that we find in many buildings.

So, how can your achieve "Energy Conservation, with Comfort" in your facility?

Control Management is currently offering a FREE evaluation of your Building Control System, with a follow-up report. Regardless of the manufacturer of the control system, we will come to your site, walk through your facility, ask some questions, and help you find ways to better control and operate you HVAC systems...and reduce your energy costs!

Call or email today to set up an evaluation time. We typically need about 2-4 hours to complete our walk-through and evaluation. Within a week we will follow-up with a written report.

CMI has a unique philosophy about doing business:

"We believe that our business is a People Business...not a Product Business".



Control Management, Inc.

3101 Carlisle Street
Columbia, SC 29205
Phone (803) 765-9070
Fax (803) 779-8191

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COLUMBIA, SC
PERMIT 706

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