



Recovery – post Hurricane Sandy

For building owners and operators impacted by Hurricane Sandy

By Dane Taival, Trane

Hurricane Sandy and the nor'easter that followed a week later left a swath of destruction and a soggy mess in their wake. With the storms behind them, owners and operators of tens-of-thousands of commercial buildings – including office buildings, schools, hospitals, malls and factories – face the cleanup and remediation challenge of a lifetime. They need to get their buildings up and running quickly, but they also need to make sure that they are restoring a safe, healthy and comfortable indoor environment for building occupants and visitors.

Fortunately, building owners and operators do not have to face this challenge alone. Trane, a leading global provider of indoor comfort systems and services and a brand of Ingersoll Rand, stands ready with a wide range of products, services and support to help its customers prepare their buildings for occupancy and get their heating, ventilating and air conditioning (HVAC) systems back on line quickly and efficiently.

Trane offers these tips and resources for commercial building owners and operators affected by the storms.

Get help to assess the situation – Cleaning up after a hurricane is a formidable task, so most building managers choose to work with experienced remediation experts to ensure that the job is done right. Make sure that a qualified HVAC service provider is brought in to assess and address any damage to the HVAC system and use manufacturer-approved process steps to put the system back in service.

Operators whose buildings are covered by a Trane service agreement should contact their Trane Building Services representative as soon as possible. Best prepared are those building managers who worked with the Trane Building Services team to develop a comprehensive contingency plan, using the company's proven Contingency Planning Process. Trane also has the capacity to help building managers not covered by a current service agreement get their HVAC system up and running safely and efficiently.

To reach your Trane Building Services representative call 718-269-3627 (New York), 718-269-3822 (Long Island) or 973-434-2300 (New Jersey) or visit www.trane.com/commercial/.

Service the HVAC system – Hurricane Sandy flooded the basements, equipment rooms and grounds of many commercial buildings, often submerging HVAC systems and subsystems such as chilled water systems, refrigeration units, furnaces and air handlers. As a result, HVAC systems may be damaged or contaminated with dirt, debris and microorganisms.

At a minimum, the HVAC system needs to be thoroughly inspected, cleaned and disinfected by a qualified service technician, and the sooner the better. HVAC systems that are exposed to moisture, dirt and debris over an extended period are more likely to rust or



be compromised by bacteria, mold or fungus. As a result, it generally takes longer and costs more to make these HVAC systems operational again.

Cleaning and remediation should be handled by experienced technicians, like those employed by Trane. They will remove and discard flood-contaminated insulation and filter media, clean away dirt and debris, disinfect exposed components and troubleshoot the system to determine whether any parts or components need to be replaced. Ready availability of certified parts is an advantage of working with an original equipment manufacturer (OEM) such as Trane with a well-developed parts distribution network.

Visit www.trane.com/commercial/parts to find the nearest Trane parts store; there are six in New York and New Jersey. There are also significant advantages of working with an OEM if HVAC system components are damaged beyond repair or if the cost of repair exceeds the cost of replacement. The Trane team can help building owners and operators consider all their options and make choices that will not only bring their building back on line quickly and efficiently, but will improve building performance, reduce their environmental footprint, and pay for themselves with energy and operating cost savings over time.

Consider using temporary equipment – For some building operators, recovering from the hurricane and subsequent flooding may mean using temporary HVAC equipment. For example, portable dehumidification units can be highly effective at removing moisture from flooded areas to minimize damage and reduce the chances of further contamination by mold and other microorganisms.

As a leading provider of temporary HVAC solutions, Trane provides a wide range of temperature control, power supply and compressed air solutions to meet its customers' needs. Trane rental equipment is strategically positioned at more than 30 locations throughout the United States, including a primary site in New Jersey and six others along the East Coast.

For rental equipment solutions visit www.trane.com/Commercial/DNA/View.aspx?i=951 or call 1-800-755-5115 or 917-560-8173 to reach our New York/New Jersey rental headquarters.

Revisit the contingency plan – In the aftermath of a disaster it is difficult for building operators to look beyond the immediate priority of getting their facility up and running, reoccupying the building and returning things to business as usual.

But Hurricane Sandy is a good reminder of the value of having an effective disaster recovery plan and business resumption plan that includes power and HVAC. Such a plan can help an organization reduce financial risk, protect the health and safety of building occupants, and provide peace of mind for the organization and its stakeholders.

For help developing a contingency plan, contact your nearest Trane Building Services representative.



Dane Taival is the vice president of building services for Trane North America, a leading global provider of indoor comfort systems and services and a brand of Ingersoll Rand. He is responsible for developing and delivering commercial building modernization and improvement services and solutions. Taival has been with Trane for 19 years and handles asset management and high performance building services, controls contracting, and comprehensive solutions. With 20 years of experience in the heating, ventilation and air conditioning (HVAC) industry, his position establishes the direction for the business and creates new offerings to fuel the organization's growth. He earned a bachelor's degree in mechanical engineering from the University of Minnesota and a master's degree in business administration from the University of Wisconsin. He is also a registered professional engineer and certified energy manager.