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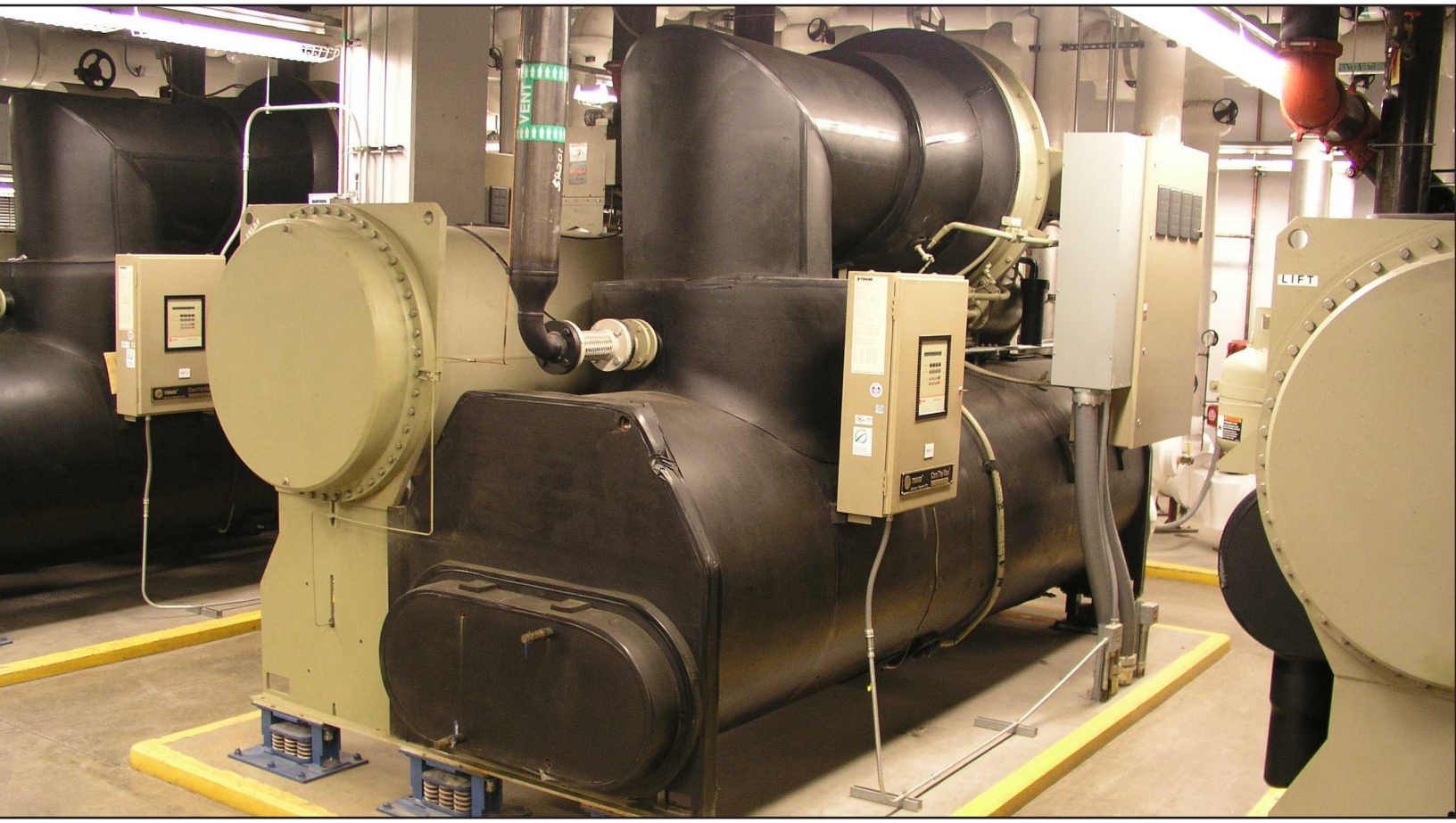
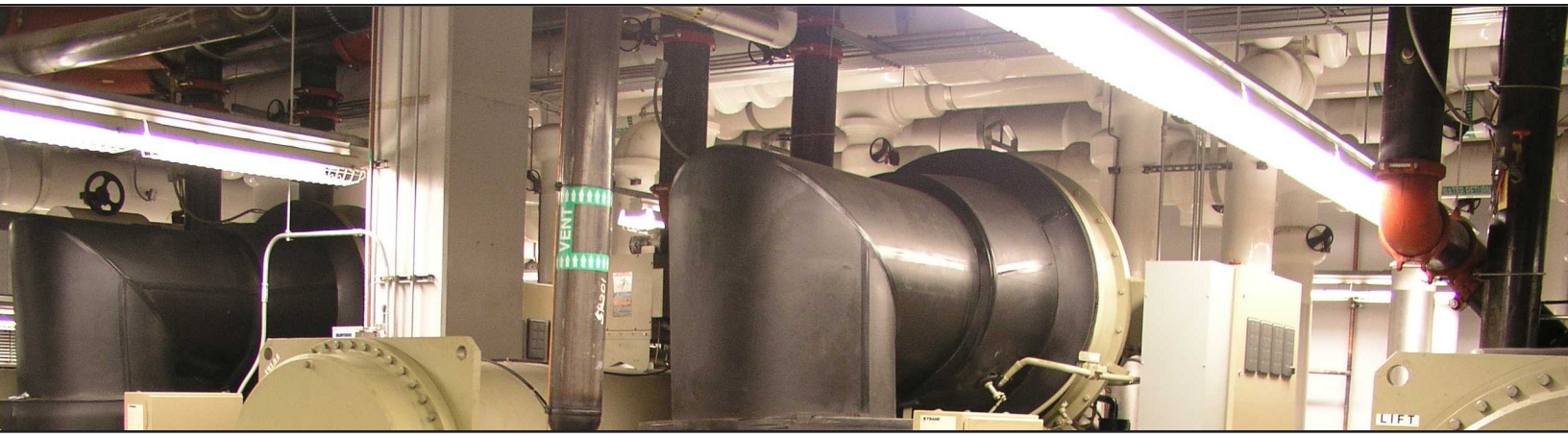


Energy Efficiency for Responsibility and Savings

Indiana Society for Healthcare Engineering

Energy Efficiency for Responsibility and Savings



Healthcare facilities consume an enormous amount of energy: lighting, heating, ventilation, cooling, clinical equipment, sterilization, laundry, and food preparation. In fact, the healthcare industry ranks second only to the food service industry with respect to intensity of energy.

Saving money on energy costs enables healthcare organizations to redirect those dollars elsewhere – to focus on improving patient care, pursuing medical advancements, or helping make the difference between a year-end profit or loss.

The typical healthcare facility is designed for long term use – often more than 50 years. Updating aging infrastructure is critical to the long-term success of many facilities. Strategies include:

- **Retrofit and Renovate.** Before doing a complete system overhaul, be sure to work with a reputable facility solutions firm to assess, upgrade and enhance facility infrastructure and building systems. Consider the benefits of new systems technology like automated, web-based building controls that help regulate energy consumption. System efficiency is best achieved when better design theory is complemented by progressive technology.
- **Performance Contracting.** Performance contracting is often the best route to address specific facility infrastructure and operating problems in existing buildings. Under such agreements, healthcare organizations can partner with suppliers to implement self-funding solutions, manage the project, monitor results and guarantee savings with no up-front capital expenditures. Compensation is tied to performance results including long-term energy reductions and operating savings. A self-funded facility renewal program such as this enables facilities to reduce energy consumption, lower operating costs, and implement system upgrades and improvements while allowing facility owners to reallocate capital resources to other core business needs.
- **Preventive Maintenance.** Benchmark facility performance and make routine comparisons to identify challenges that need to be addressed – before something goes wrong. Consider maintenance contracts with seasonal tune-ups for all major HVAC systems to ensure high levels of reliability, longer service life and improved efficiency.

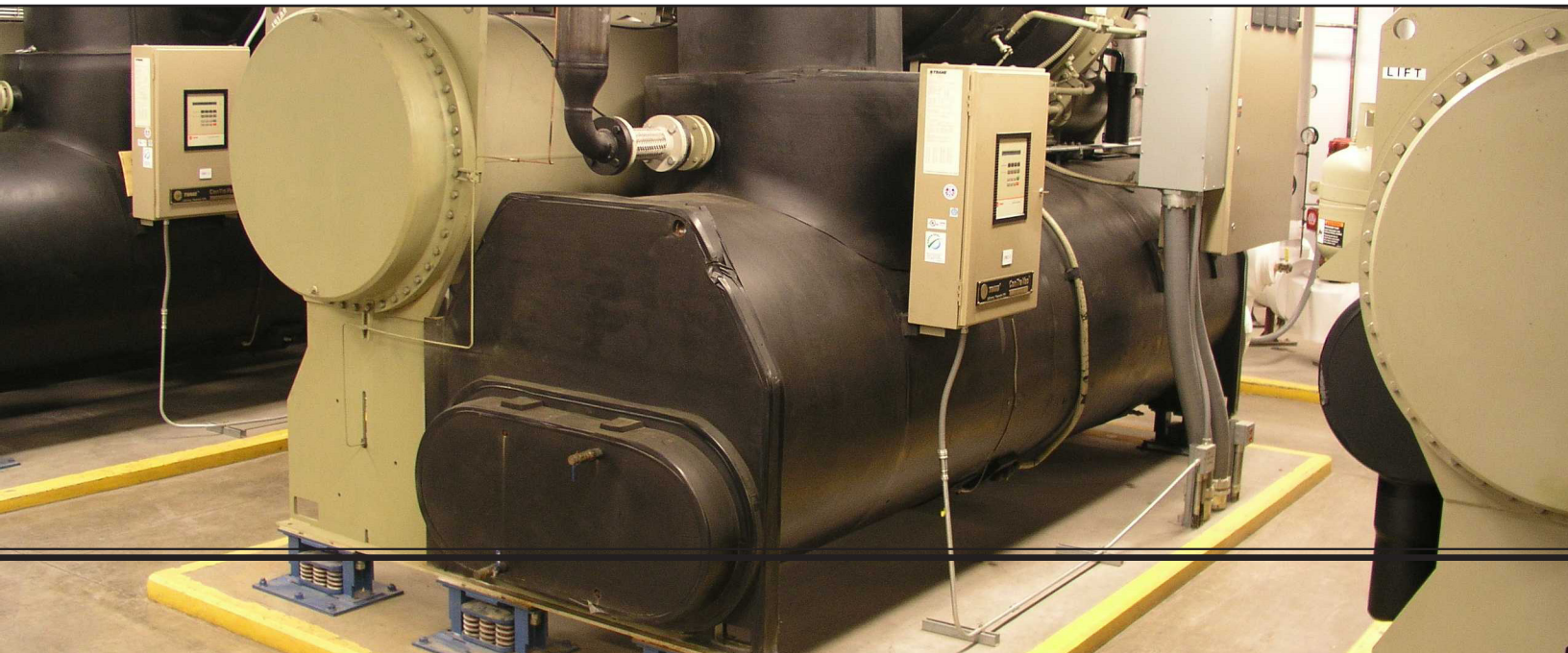
The DOE's reports that the energy intensity of buildings varies by 200-400% despite the year of construction. Thus, a new building won't automatically be more energy efficient than one constructed 30 years ago. Consider the following when researching new construction or systems:

- **Design.** Consulting engineers should utilize design tools for energy efficiency to counter increasing energy costs. Rather than defaulting to a lowest common denominator specification, understand the impact of total system integration, optimization and life cycle costing.
- **Installation.** Proper installation, integration, sizing and maintenance of building systems significantly improve operating efficiency. This can save up to 50 percent of energy consumption.
- **Control.** Controls have evolved. Rather than relying on the pneumatic controls of 40 years ago, embrace digital controls. The latest and greatest technology can significantly reduce energy consumption.
- **Maintenance.** Preventive maintenance equals savings. Maintenance programs targeting energy performance can save five percent to 20 percent on energy bills without a significant capital investment.

Energy savings are a great way to cut costs without eliminating services or staff. By incorporating energy efficient measures, facilities can improve their bottom line.

For more information, contact Dave Sommer, District Manager, TRANE, Indianapolis, at email dasommer@trane.com or phone 317-255-8777.

About the author: Dave Sommer is the business leader for the Trane commercial systems business in Indiana, responsible for providing building owners and their influencers with energy efficient heating,



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