

# Winter wonderment for facilities management

The cold winter weather is now on its way. Hail stones and snow have been forecast, so you may think that air conditioning will be the last thing on facilities managers minds.

Yet, air conditioning and ventilation is still vital during the busy Christmas season. Office parties, concentrated areas and a steady flow of visitors' means that climate control can be difficult this time of year.

DX Cooling, the low carbon air conditioning specialists give some suggestions on how not to get hot under the collar and save money and energy this winter.

- Most air conditioning units now have a reversible heat pump. This means that

systems provide both cold and warm air. Government incentives and energy savings make this the best solution for temperature control all year round.

- Maintaining regularly both chillers and air conditioning units will reduce the risk of your system breaking down during busy periods. Plus it will increase the energy efficiency.
- Timers – it's so easy to forget to turn off the air conditioning. You can normally set a timer on cooling systems and is likely to save you money.
- As well as air conditioning try and remember natural

ventilation. Natural ventilation is much cheaper than running air conditioning full time, particularly in confined areas.

- Inverter driven A/C systems use less energy and provide a much better environment for customers.
- Minimum temperatures – cooling systems shouldn't be set lower than 20C and not run at any lower than 22C if running full time. If your area still isn't cold enough then you may require more units for the allocated space. Or if air flow is not enough then increase the fan speed instead of lowering the temperature. Decreasing temperature

uses more energy, produces condensate and thermal shock to the customers.

## New Years resolutions and regulations

Did you know that older air conditioning units containing R22 gas will be banned as from 2009 and that A/C systems inspection will be mandatory?

- F Gas Legislation and maintaining your system – If you have a unit that has over 2.5kg of refrigerant, new legislation means that your system will now legally require a yearly maintenance service. It is recommended to have your system maintained at least twice yearly and more regularly for units that are used more frequently.
- Next year all A/C systems over 12kw will need to be inspected and given an energy performance certificate by a competent person and approved.
- There are government incentives for businesses that purchase low carbon products, you could claim up to 100 per cent back through the ECA scheme. Look out for the energy level rating when purchasing cooling or heating equipment (anything lower than a B is classed as not economically viable long term.)

*• You can download the free F Gas fact sheet from [www.dxcooling.net](http://www.dxcooling.net). While you're at the site, visit the news and information page for downloads, special offers and information on legislation.*



## Cofathec wins British Library contract

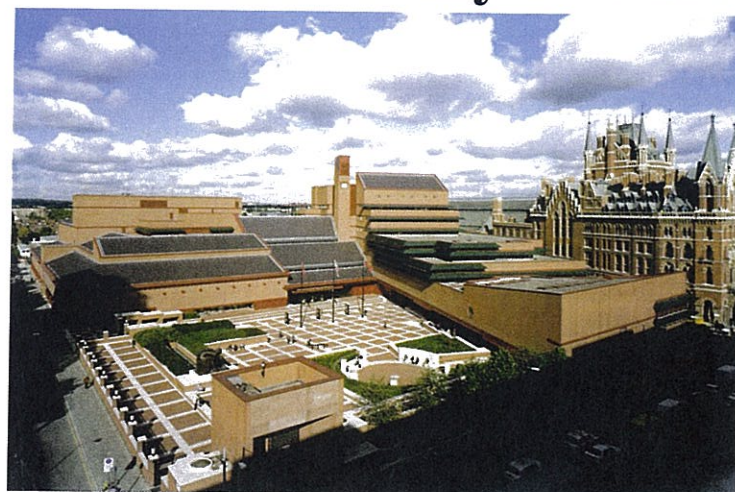
Leading technical maintenance and energy management company Cofathec has been awarded a five year contract with the British Library to provide mechanical, electrical and fabric maintenance, energy monitoring and management and project and supply chain management services.

Cofathec will also be responsible for maintaining a unique, automated book storage facility that operates in a low oxygen environment.

The contract covers four sites in London and one in Boston Spa. These include the flagship St Pancras building, the largest public sector building built in the UK in the last century. With a floor area of over 111,000m<sup>2</sup>, the facility covers 14 floors – nine above ground and five below – and incorporates 76 plant rooms.

Cofathec will also provide full project services, when required, in full compliance with the British Library's high quality standards.

A key factor in the appointment of Cofathec was the company's innovative approach to business-focused maintenance and the flexibility to put in place a bespoke performance model for the contract. To that end, the total number of KPIs will



be reduced, while enhancing the usefulness of each – all monitored and measured in real time through Cofathec's online reporting system.

The contract also incorporates a gain/share model, encouraging the introduction of initiatives that will streamline processes; with financial rewards for any staff who contribute to these improvements.

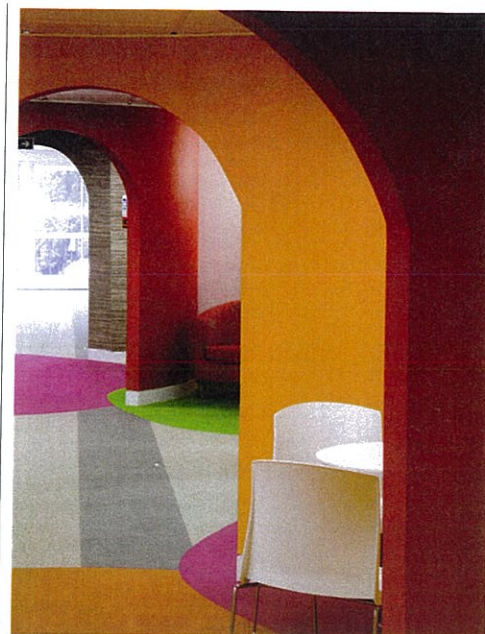
As well as reactive and planned maintenance, Cofathec will be responsible for the procurement and management of energy, using extensive monitoring through the building management system to measure consumption and target areas for improvement.

Cofathec will also produce Display Energy Certificates (DECs) for British Library, as well as aligning the

organisation's energy strategy with SOGE (Sustainable Operations on the Government Estate) targets.

Cofathec will be based permanently on British Library sites and will include specialist trades such as French polishing to meet the particular requirements of the British Library.

*• For further information see [www.cofathec.co.uk](http://www.cofathec.co.uk)*



## Bright new start for 'Enterprise Insight' Offices

Artillery Design and Construction has just completed a 4,000ft<sup>2</sup> refurbishment of Enterprise Insight's offices in WC2. The new design reflects the bright innovative style of the organisation.

Enterprise Insight was founded by the four main UK business organisations; the British Chambers of Commerce, CBI, Federation of Small Businesses and Institute of Directors. It runs the 'Make Your Mark' national campaign to unlock the UK's enterprise potential and inspire young people to make ideas become reality.

The organisation wanted to create an efficient and vibrant workspace where teams could interact easily. This involved clever design to incorporate everyone on one floor where teams can work together and share ideas.

The concept for the colourful scheme stemmed from the campaign's vision of unleashing young people's ideas and

potential. Artillery has created a single axis running the length of the space linking a series of bold features. Two separate curved wall pods, which enclose a café breakout space and a reception area, have been designed to allow team members to communicate freely.

The use of bright and strong colours reflects the energy and sociable nature of the organisation and innovative use of materials includes natural woven split reed wall covering and magnetic write-on wallpaper, resulting in a fun and inspiring space in which to work.

Harry Rich, chief executive of Enterprise Insight said, "We campaign to unlock the UK's enterprise potential – so when we moved it was clear that our new space had powerfully to support our own communication and creativity. We enjoyed working with Artillery Design and Construction to achieve just this in a smart use of space which is vibrant and energetic for us and our visitors."

## New personnel for Dauphin

Nicholas Podolier returns to Dauphin UK and Detlef Schiller returns as the new managing director of Dauphin's international subsidiaries

Nicholas Podolier has returned to run the UK operation of Dauphin Human Design Group, having set it up originally in 1982. He returns after an absence of 12 years spent remaining in the office furniture industry with Senator, Sedus and Morris.

Since commencing his working life in the office requisites industries Nicholas Podolier has always worked in the contract furniture industry initially on export sales for Tansad.

As explained by Nicholas Podolier: "I look forward to the challenge of expanding and repositioning the activities of the

Dauphin Human Design Group in the UK. We have moved the centre of operations for the UK to Clerkenwell, London and have had great response to the new products recently launched at Orgatec."

In addition to Nicholas Podolier re-joining in England, Detlef Schiller has also returned to Dauphin after 12 years to take charge of international sales and became the managing director of Dauphin's 12 international subsidiary companies.

Detlef Schiller is a well-versed sales professional with profound experience which he acquired whilst working at other renowned companies within the sector. Based in Offenhausen, Detlef Schiller will continue the DHDG's innovation and growth.