



High Performance Buildings

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The Dalí Museum

The Dalí Museum opened to considerable art and architectural acclaim on January 11, 2011 (1/11/11). The uniquely designed 66,500 square-foot museum replaces an earlier facility which opened in St. Petersburg in 1982 and houses the largest and most comprehensive collection of the work of the Spanish artist Salvador Dalí. The museum displays the 96 oil painting that were assembled by collectors Reynolds and Eleanor Morse of Cleveland, Ohio over a span of 45 years. The Museum was designed by renowned architect Yann Weymouth of Hellmuth Obata + Kassabaum (HOK) and was built by The Beck Group of Tampa. The lead mechanical design engineer was Al LaPera of TLC Engineers of Tampa.

Dalí was born in 1904 in the small agricultural town of Figueres, Spain and studied and worked in Europe prior to escaping World War II and coming to the United States in 1940. Dalí lived until 1989. The oil paintings on display at the museum span the time from 1917 to 1970 and provide an excellent overview of Dalí's major themes and symbols. Dalí's diverse styles through his career included Impressionist, Cubist, and Abstraction before his transition to the style he is most widely associated with: Surrealism. In addition to the oil paintings the museum houses 100 water colors and 1,300 graphics, photographs, sculptures, objects d'art and an extensive archival library.



Tampa Bay Trane is pleased to have provided the building's complete HVAC System including Trane Air Cooled Screw Chillers, Trane Modular Climate Changer Air Handlers and Trane Varitrane Variable Air Volume Boxes and a complete Trane Tracer Summit Control System. This Trane Comfort System is capable of maintaining precise temperature control to +/- 1/2 degree and precise humidity control to +/- 2 % as required by the Museum to earn their accreditation. The projects Mechanical Contractor was Southern Equipment of Tampa.

The museum is open Monday, Tuesday, Wednesday from 10 am to 5:30 pm., Thursdays from 10 am to 8:00 pm., Friday and Saturday from 10 am to 5:30 pm and Sunday from 12:00 noon to 5:30 pm.



Tampa Bay Trane/Southwest Florida Trane News is produced for our customers and our associates.

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Top Workplaces

The St. Petersburg Times announced that Tampa Bay Trane has been selected as one of its "2011 Top Workplaces."

St. Petersburg Times



Over the past several months, the Times accepted applications for this award from hundreds of local public, private, and government organizations with staffs

of 50 or more employees. The employees of each applicant firm were then asked to complete a comprehensive survey which evaluated various aspects of their employer's workplace environment, employee benefits, and business practices.

Over 25,000 employee surveys were completed in conjunction with the 2011 selections. The firms whose employees gave their employer the highest scores for providing a work environment that was creative, supportive, energetic and inclusive were designated as "2011 Top Workplaces."

Tampa Bay Trane is proud to have earned the high honor of being a "2011 Top Workplace."

TBT Energylogix Services

Tampa Bay Trane is very pleased to announce a new and expanded offering called TBT Energylogix Services designed to support our existing building customers whose buildings are equipped with Trane, Johnson Controls, Andover and Invensys digital temperature controls systems. We have partnered with other Trane Offices to create a new package of services that allows the systems of the listed vendors to communicate to a common front end at minimal expense.



Of note is our new capability to utilize the Internet in a simple and low cost manner thereby providing an alternative to the more expensive and complex requirements of other vendor's.

Of even greater importance are TBT Energylogix Service's analytics. Here's where this service shines in its ability

to interpret the huge amount of data collected by today's digital controls systems. Our offering enable us to quickly turn data into easy to understand dashboards allowing both operational and management person to more easily evaluate the performance of the buildings they own and/or operate.

TBT Energylogix Services includes the high level skills of Tampa Bay Trane's experienced Energy Engineers as well as controls and service technicians who work to evaluate and enhance energy strategies. Working together with our customers Tampa Bay Trane brings both technology and technical support to the project with the goal of dramatically reduce utility bills over time.

In review, TBT Energylogix Services includes:

Integration capabilities for Trane, Johnson, Andover and Invensys controls systems

The ability to organize and customize energy data into informative and easy to understand historical dashboards


The ability to proactively manage a facility's energy consumption by benchmarking it against similar buildings

Hands-on, on-site and remote technical support to insure we exceed the results predicted

Your Tampa Bay Trane representative will be pleased to meet with you to explore the opportunities created by this new service.



Field Connect – The end of hand written service work orders



Tampa Bay Trane
Building Services
Commercial Factory Authorized Service

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813-877-8252

TEL: 866-877-8252
FAX: 813-877-8257

Billing Address		Site Address	
Customer:	Derby Lane/ST. Pete Kennel Club	Customer:	Derby Lane/ST. Pete Kennel Club - Derby Lanes/ST. Pete Kennel Club
Address:	10490 Gandy Boulevard St. Petersburg, FL 33702	Address:	ATTN: ACCTS PAYABLE St. Petersburg, FL 33702
Phone:	7278123323	Phone:	7278123329
Service Call #:	TPA019755	Status:	COMPLETE
		Type:	CONTR-SCHE
		Technician:	DANIEL ZAK

Problems

Problem	Equip. ID	Description	Work Performed
PPM		Preventative Maintenance / Ful	26th January 2011/TPA019755/Performing annual inspection, made the necessary arrangements for the vibration analyses to be performed, change the purge and oil filters tighten electrical connections removed oil and refrigerant as to allow a spectrographic analysis to be performed, the refrigerant monitor's filter is in need of replacing before a calibration is determined necessary due the positive small reading of refrigerant
PPM		Preventative Maintenance / Ful	Completing as requested for testing purposes

Equipment Detail

ID	Description	Model	Serial Num	Notes
Labor				
Date	Tech ID	Description/Classification	Note	hrs
1/26/2011	DZ	Labor Regular Scheduled Contract		5.00
1/26/2011	DZ	Labor OT Scheduled Contract		1.00
1/27/2011	DZ	Labor Regular Scheduled Contract		5.00
1/27/2011	DZ	Labor OT Scheduled Contract		3.00
4/29/2011	DZ	Labor DT Building Maintenance [Tenant]	04/29/2011 12:15 PM - DZ - Start 04/29/2011 12:15 PM - DZ - Start 04/29/2011 DZ - Completed	0.00

Materials

Date	Description	Qty
1/1/2011	PURGE FILTER DRIER	1
1/1/2011	FILTER OIL SPINON 8' LENG	2
1/1/2011	Use Tax	1
1/1/2011	REFRIGERANT ANALYSIS KIT	1
1/1/2011	REFRIGERANT ANALYSIS	1
1/1/2011	OIL ANALYSIS KIT	1
1/1/2011	Oil Samples	1
1/1/2011	Use Tax	1

As part of our on going efforts to improve customer service while simultaneously working to control our operating cost April 2011, Tampa Bay Trane began to roll out Field Connect to its mechanical and controls service customers.

Field Connect is a unique software package created through a partnership with the Microsoft Dynamics, The Dynamics Business Management System was installed by Tampa Bay Trane over the past two years to replace a previous computerized business system. Now with the power of Microsoft's Dynamics we are able to move to the next level.

The new Field Connect system offers the following benefits:

- › Eliminates handwritten service work orders thus eliminating the requirement to decipher often difficult to read service tickets
- › Provides computer generated service work orders containing the customer's information including model and serial number of all equipment

- › Provides instant access to all Trane literature, parts list and service bulletins by simply clicking on the unit model and serial number
- › Immediately produces a computer generated work order for the a partial or fully completed transaction
- › Providing a permanent record of the labor and material for future reference

Future enhancements will include a website for Tampa Bay Trane customers to enter a service work request, track the progress of all work underway and access past history of work completed by unit model and serial number.

No doubt this new system will take some getting-used-to by our technicians, our office staff and by you, our customers. We ask for your patience as we work to improve our processes which will benefit all parties in the future.

Safety Record 2010: FFVA Safety Award

Tampa Bay Trane was pleased to receive the "Safety Award" from its Workers Compensation Insurance carrier, FFVA. The award recognizes Tampa Bay Trane's commitment to safety and was FFVA's Sole Award recipient in the entire state of Florida for 2010.



During the calendar year 2010 Tampa Bay Trane's Worker's Compensation Insurance Claims totaled only \$1,012 and the firm experienced zero Lost Time Accidents. A strong Safety Committee supported by the Company's top management, regular Safety Committee

Meetings, monthly company-wide safety reports, a company-wide Safety Rewards Program and the use of extensive job-site visits with jobsite photographs were just a few of the elements that led to Tampa Bay Trane's Safety success.

Tampa Bay Trane is not resting on its past success but is working to make every jobsite a safe jobsite, and every driver a safe driver, every trip a safe trip and every day a safe day;

Trane Southeast 2010 Pacesetter Number 1



Trane Headquarters announced that Tampa Bay Trane has been named as the 2010's Number 1 Independent Pacesetter Office in the Southeast. Each year Trane compares the year long performance of each of its Sales Offices against a quota for both Market Share and Product Order Volume. Tampa Bay Trane's 2010 performance beat all other Independent Offices in the region.

Tampa Bay Trane last earned Number 1 Pacesetter honors in 2002 and again in 2004 based on the then-existing-system which measured the performance of the group of the 20 largest company owned and independent Trane Sales Offices.

Tampa Bay Trane is pleased to have been recognized for its 2010 success.



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