



Heating, Air Conditioning & Temperature Controls



## ABOUT

Controlled Air, Inc. was founded in 1980 and is a family-owned and operated heating, ventilation, air conditioning and temperature controls company with 82 employees. We have always been on the forefront of technology, bringing sophisticated and energy efficient solutions to the challenges of today's complex applications.

Controlled Air, Inc. is a leader in creating environmentally sound, energy-efficient HVAC designs that save money for our customers and promote the conservation of energy. We provide all of the needed support to obtain accreditation for a building by the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. We are part of the EPA CHP Partnership and a member of the Connecticut Commercial & Industrial Property Assessed Clean Energy (CPACE) program, which is an innovative model of financing energy efficient upgrades to a commercial building.

Controlled Air, Inc. is committed to offering the best service, installation, and design work in class and the highest level in customer satisfaction with a guarantee on all of our work. We hold Connecticut State License's # CT S1 302788, MEC 0001131, SM1 0003954, E1 0121932 as well as Rhode Island Refrigeration/Master1 & Piping/Master1 00007776. Our S1 License allows us to perform any and all types of HVAC related work with no size or type limitations. We are Authorized Building Controls

Specialists for Johnson Controls and experienced in building management and controls systems.

Highly specialized teamwork has always been a hallmark of Controlled Air, Inc. We identify customer needs, analyze different approaches to each installation and design the appropriate solutions. Our engineers work with system design and CAD experts to assess your environment and energy needs then develop a plan that meets all of your requirements with an eye to energy efficiency and economy. From sheet metal fabrication to piping and installation by licensed professionals, we are committed to results. Our team is dedicated to improving the efficiency and operating profit of our customers' total operations. Many of our employees have been with the company for more than 20 years. That alone shows a loyalty to excellence and teamwork.



21 Thompson Road . Branford, Connecticut 06405 . PHONE 203-481-3531 . FAX 203-481-3533

CT S1 License 302788 . RI R/M 1 & P/M 00007776 . [www.controlledair.com](http://www.controlledair.com) . [controlledair@controlledair.com](mailto:controlledair@controlledair.com)

# VIN CHIOCCHIO

Vin Chiocchio, President of Controlled Air, Inc., has been in the heating and air conditioning business for over 38 years. He is one of the original founders of the company and has held the position of President since 1983. Vin is LEED AP accredited and an active member of the CT Green Building Council.

Vin regularly performs energy audits and energy modeling for Controlled Air, Inc.'s customers. He begins with a thorough walk through, which allows for an initial audit and feasibility study.

His personal involvement and "hands on" approach in the design and installation of any project, large or small, has been an integral part in the success of Controlled Air, Inc and our continued advancement in environmental technologies.

Vin personally designs and oversees the installation of cogeneration and trigeneration systems, steam and

hot water boilers, both fueled with gas and oil, large electrical centrifugal chillers, gas engine driven chillers and absorbers, cooling towers and dry coolers, rooftop packaged electric cooling gas heating units, split system air conditioning equipment, and process heating and cooling equipment.

Vin designed and installed one of the first "Ice Storage" systems in Connecticut and has been involved in installation and design of multiple geothermal heat pump and cogeneration systems. He is a strong believer in energy efficiency and looks for the most environmental and cost effective HVAC systems for all of his customers.

Vin is also an expert with the International Mechanical Code Book and is often asked to consult with building officials. He has designed and installed multi-million dollar projects, some of which were in excess of 1000-ton cooling capacity and 28,000 MBH heating capacity.

*Controlled Air Inc. educates their customers about newest technologies in geothermal, photovoltaic, wind, fuel cells, thermal storage, and cogeneration.*



*We hold Connecticut State License's # CT S1 302788, MEC 0001131, SM1 0003954, E1 0121932 as well as Rhode Island Refrigeration/Master1 & Piping/ Master1 00007776. We are Authorized Building and Security Controls Specialists for Johnson Controls.*

# ENERGY EFFICIENCY

---

To maximize incentives for HVAC, controls, and lighting, we review buildings for all potential upgrades. We then conduct a full energy study and find the best possible rebates and incentives to help pay for them.

Controlled Air, Inc. uses Carrier's Hourly Analysis Program (HAP); a DOE tested and approved whole building energy simulation software recognized by ASRHAE, the utility companies, and the state and federal authorities as an accepted method for comparing energy saving measures. The HAP program helps create a building baseline that is used for evaluation against energy saving measures.

We can create multiple simulations for comparison to give you the most energy efficient equipment and potential savings. This allows for a determination of ROI and can be submitted for tax, rebate, and incentive purposes.

*Our team is comprised of skilled professionals, highly trained in specific areas of technology, such as HVAC, engineering, CHP, electrical, plumbing, sheet metal & ground water heat sources.*

## TYPES OF BUSINESS

---

- 797/800 Pharmacies
- Cell Tower Upgrades
- Chemical Laboratories
- Cleanrooms
- Environmental Chambers
- Health Clubs
- Hospitals
- Manufacturing or Industrial
- Medical Laboratories
- Municipal Buildings
- Museums
- Office Buildings
- Pharmaceutical Companies
- Public Schools
- Restaurants
- Surgical Centers
- Universities or Colleges



## OUR SPECIALTIES

---

Controlled Air, Inc. has experience in a wide range of technologies and systems. Below is just a partial list of our capabilities.

- Boilers
- Building Controls
- Chillers
- Cleanrooms
- Cogeneration
- Compressors
- Design Build HVAC Systems
- Environmental Chambers
- Geothermal Systems
- Lighting
- Microgrid
- Microturbine
- Natural Gas Conversion
- Plan & Spec HVAC
- Process Heating, Cooling and Humidity Control
- Roof Top Unit Change Outs
- Thermal Storage
- VRF: Variable Refrigerant Flow
- VFD: Variable Frequency Drive



# RECENT PROJECTS

**Doncasters Precision Castings New England, Groton, CT** – Renovation and addition to the manufacturing and engineering section of the plant. Design Build of controls system, which closely maintained temperature and humidity tolerances for critical manufacturing processes.

**New England Air Museum, Windsor Locks, CT** – Custom design build solution to provide heating and air conditioning system with low velocity and noise for airplane display buildings. They also required no ductwork or equipment to interfere with displays.

**Sharon Hospital, Sharon, CT** – Custom design build critical, hazardous cleanroom pharmacy environment providing close temperature, humidity, and air pressure tolerance.

**University of Bridgeport, Bridgeport, CT** – Custom design build high efficiency energy management system with electric cooling and natural gas heating. Qualified for rebates under the Energy Conscious Blueprint Program.

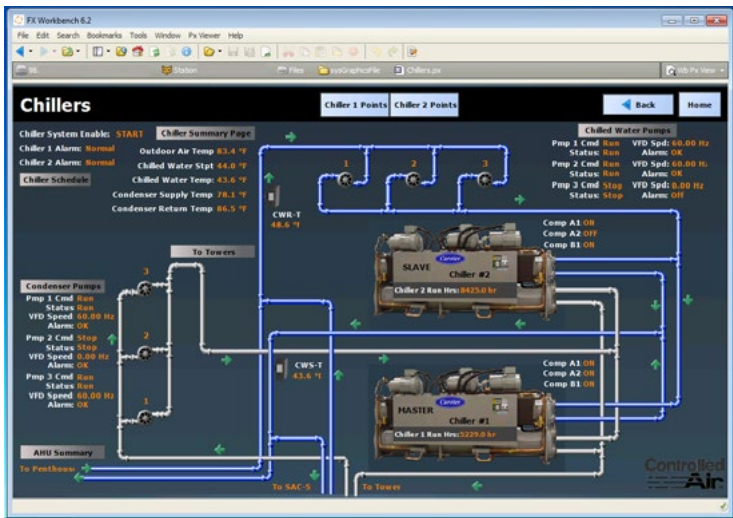
**Bridgeport Microgrid, Bridgeport, CT** - The Microgrid is a combination of CHP system and electrical power network designed to provide continuous power even in times of natural disasters or when the main electrical grid fails. It was built with 100% redundancy and with the potential for reducing environmental impact and long term energy costs.

See more at: <https://www.controlledair.com/showcase>



## ENERGY MANAGEMENT

We can help you maximize energy dollars through an advanced energy management system, which can automatically control and monitor heating, ventilation and lighting needs of a building or group of buildings such as university campuses, office buildings or factories. The computerized tools are programmed to your specifications to achieve better energy efficiency and optimize the performance of your system. Energy Management Systems can also read electric, gas and water meters. What makes EMS even better is the ability to have remote diagnostic capabilities. We can pinpoint system irregularities remotely and allow for adjustments through computer access and automatic notification systems. We can often correct the issue before you are aware of a problem. Superior engineering combined with the most advanced technology and products allows us to find solutions to your unique building system.



## SERVICE & REPAIRS

---

We are available 24 hours a day, 7 days a week for service and emergencies. Our fleet of 50 GPS equipped service vans are ready to roll any time of day or night through our computerized dispatch system. When our GPS-dispatched technicians are on-site they enter all service documentation via laptop. Our computerized system can help pinpoint system irregularities.

We service all types of building environment equipment such as chillers, cooling towers, condensing units, VFD's, Combined Heat and Power (CHP), and energy management systems.

During your scheduled maintenance a thorough inspection and appropriate equipment is maintained. The regular maintenance not only extends the life of your equipment, but also allows us to find problems before they occur. If any problems are found that are not on your maintenance list we will talk to you about those issues and make suggestions on repairs. Our service philosophy insures extended life and maximum efficiency of your equipment. Our "Best in Class" service ensures the continued high performance and energy efficiency of these systems for years to come.

## CULTURE OF SAFETY

---

The Controlled Air Team takes safety seriously and we integrate it into everything we do. All of our technicians participate in regular and thorough safety training. We are a leader for workplace safety performance. This means that you do not have to worry about our technicians and installers when we are working on your building.



## SERVICE CONTRACTS

---

We offer three types of service contracts: Planned Maintenance, Labor Maintenance and Full Maintenance. Each contract is customized to your building and equipment.

**A Planned Maintenance Contract** provides all of the preventive maintenance needed for your HVAC and temperature control equipment. Repairs are billed on a time and material basis. Customers who select this type of contract are given priority response when emergency service is requested and are billed at a discounted time and materials rate.

With a **Labor Maintenance Agreement** you receive the same benefits included in the Planned Maintenance Contract, but it also includes labor costs needed to make repairs. Parts are billed at a discounted materials rate.

**A Full Maintenance Contract** includes all of the benefits in the Planned Maintenance Contract and Labor Maintenance Agreement as well as any materials needed for repairs. In short, everything is included. There are no additional fees for repairs or emergencies.

*We guarantee all of our work including installation, design and service.*



## OUR GUARANTEE

We guarantee all of our work including installation, design and service. If the job is not done to your satisfaction or if a problem is discovered that is due to our error, we will make the necessary corrections and/or repairs at no cost to you. Should you ever have a question about an installation, service or invoice, we are always available. Our goal is to ensure that your experience with Controlled Air, Inc. meets to your complete satisfaction on every level.

*We are committed to offering the best service, installation, and design work in class and the highest level in customer satisfaction. All work is performed by licensed technicians who receive direct factory instruction and our own in-house training. Because we are one of the largest HVAC companies in the State of Connecticut, we have an excellent working relationship with all major manufacturers and are authorized as warranty providers.*

## REBATES & FINANCING

### **CPACE**

Commercial & Industrial Property Assessed Clean Energy (CPACE) is a innovative model of financing energy efficient upgrades to a commercial building. Repayment is made through an assessment on the property that is paid back through the property tax bill.

### **Low-Interest Loans for Commercial and Industrial Customers**

This is a low-interest loan offered to commercial and industrial customers who implement energy-saving measures through a qualifying incentive program funded by the Energy Efficiency Fund.

### **Cool Choice Rebate**

Valid for all Eversource and United Illuminating Company commercial and industrial electric service customers who purchase and install a qualifying high efficiency heating and/or cooling system.

## CONTROLLED AIR INC

Controlled Air, Inc. has been in business for over 30 years for a reason. We are a family owned and operated business that believes in quality and that our reputation is at stake with each job we service. Our service managers, general manager or service technicians are always available. We take pride in all the work we do. There are many choices out there, but no one else who can match our experience, reputation, quality and work guarantee.

**If you have any further questions on why to choose Controlled Air, Inc. for your service, please call Mike Chiochio 203-481-3531 ext 315.**

*To find out more about  
Controlled Air, Inc. visit our website  
[controlledair.com](http://controlledair.com)*