



... "ahead of the curve"

Innovative Design Solutions Since 1961

HVAC

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Commissioning

June, 2009

Retro-Commissioning (RCx)

Volume 2, Issue 2

Upcoming topics:

- Chemical treatment cost
- Backflow protection
- Water consumption & conservation options
- Recycling anesthesia drugs
- Homeland security & healthcare

What is it?

In recent years, the construction industry has emphasized the importance of hiring commissioning agents on new construction projects with complex building systems to make sure that systems function properly and operate efficiently in accordance with the design requirements.

RCx takes a similar approach for all types of existing facilities by establishing an action plan to identify energy conservation measures, associated improvement costs and economic payback analysis along with helping owners obtain rebate funds available from local utility companies to implement the improvements.

A typical RCx process includes providing owners a systematic methodology for evaluating existing building systems performance and make recommendations for optimization.

How does it impact me?

Operational and occupancy changes are a normal process for most commercial buildings. These changes create unique performance issues within the control systems, where small problems turn into significant energy waste and reliability problems.

Benefits:

- Improved system operation.
- Improved equipment performance.
- Increased asset value.
- Energy savings.

- Improved Occupant Comfort.
- Improved Indoor Environmental Quality.
- Improved building documentation.



focus on energy Incentive Program

The power is within you.

To participate in the incentive program, owners must commit to spend at least \$15,000 to implement energy conservation measures with an estimated simple pay back of 1.5 years or less. Eligible sites are facilities of at least 100,000 square feet of conditioned space, an EMS system, and direct digital controls. Utilities must be electric only or electric and natural gas provided by Focus on Energy participating utilities. No major renovation or capital investments pending and facility owner and O&M staff commitments for active involvement in the process.

Focus on Energy will provide the financial incentive to facilities meeting these requirements. Focus on Energy may also provide incentives to the building owner to offset implementation costs

for recommended, low-cost measures if the estimated simple payback exceeds 1.5 years. For projects that have estimated simple payback periods of less than 1.5 years, no additional incentives are available.

Incentives paid by Focus on Energy include up to \$7,500 for planning phase costs and \$12,500 to \$32,500 for investigation phase costs, depending on the building size, for fees paid to the RCx Provider.

Phases:

- Application Phase
- Planning Phase
- Investigation Phase
- Implementation Phase
- Verification Phase

Site Assessment includes:

- General information and building characteristics
- Identify building equipment and control systems
- Identify any heating and cooling system deficiencies and approaches for improvements
- Identify any systems which are undersized resulting in uncomfortable spaces
- Identify any oversized systems
- Identify any problems humidifying or dehumidifying the building
- Identify if systems are properly air balanced
- Identify if there are any systems where heat recovery equipment can be added
- Identify any systems using excessive wasteful simultaneous heating and cooling.

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How can RingDu help?

Ring & DuChateau is participating in Focus on Energy's incentive program as an eligible RCx Service Provider identifying potential cost effective ways for clients to reduce their gas and electric utility costs in existing healthcare, institutional, commercial, and governmental buildings by preparing fee based energy studies.

Our goal is to help you improve the overall efficiency of your existing building heating and cooling systems resulting in energy savings and improved comfort.

Contact us to discuss how retro-commissioning and Focus on Energy's financial incentives could be applied at your facility. You might be surprised as to how much money can be saved.

Partnering with:



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...**“ahead of the curve”** is a periodical publication dedicated to serving as an ongoing showcase of critical or timely issues associated with engineered building systems. It is designed to serve as a vehicle to identify these issues, contemplate their impact, and suggest a solution. It is the brainchild of engineers that think “ahead of the curve”, and is intended to serve clients that need to stay “ahead of the curve”...