

Retrocommissioning: Enhanced Operations and Maintenance Services



Are Enhanced O&M Services Right for Your Facility?

To find out, answer the questions below.

1. Does your facility contain less than 75,000 square feet of conditioned space?
2. Does your facility house industrial processes?

If you answered “Yes” to either of these questions, you can qualify for Enhanced O&M Services.

If the answer to both questions is “No,” then please consider **Full RCx Services**.

What Is Retrocommissioning?

Just like an automotive tune-up for a car, retrocommissioning (RCx) is a systematic process for fine-tuning a building’s electrical, mechanical, and control systems so they operate at an optimal efficiency. RCx is the process of monitoring, troubleshooting, and adjusting systems in existing buildings to optimize energy performance. Typically, this service can significantly reduce overall energy consumption with minimal financial investment.

Because today’s control systems are highly interactive, proper system integration is critical. The presence of sophisticated equipment and control systems results in a trickle-down effect on operations. That means small problems can have big impacts on performance and energy use.

How Can BGE Help?

BGE’s RCx program helps ensure that building equipment and systems are properly integrated, so they perform effectively and efficiently and meet current operating requirements and expectations. Specifically, the RCx program seeks to optimize the energy performance of your existing facility and its systems by identifying and implementing relatively low-cost operational and maintenance improvements.

Typical energy savings can range from 5% to 15% without significant capital investment and can provide paybacks in fewer than two years.

Enhanced Operations and Maintenance

BGE’s Enhanced Operations and Maintenance (O&M) Services are designed for commercial facilities of fewer than 75,000 square feet of conditioned space and for industrial process systems. These services provide a streamlined approach to O&M that focuses on common improvements to operating efficiency resulting in a quick return on investment. Examples include advanced HVAC diagnostics and compressed air leak detection.

BGE incentives cover up to 75% of the cost of Enhanced O&M Services, with a cap of \$15,000 per project.

Benefits of Enhanced O&M Services

- Reduces energy use, saving money.
- Reduces maintenance and repair costs.
- Returns equipment to its proper operational state and extends equipment service life.
- Improves occupant comfort and reduces complaints.
- Improves outside air control and indoor air quality.
- Rebalances air handling systems.
- Adjusts and corrects equipment operating schedules.
- Reduces compressed air system leaks.

A Sample of the Elements in Enhanced O&M Services

- Walk-through assessment and development of action plan
- Calibration of building systems and controls
- Replacement of equipment filters
- Cleaning of evaporator and condenser coils
- Sealing of compressed air leaks
- Rebalancing of air handling systems

Eligibility Requirements

Facilities must meet the following minimum requirements to be considered for Enhanced O&M Services:

- The facility must be on a BGE electric service rate GL or P.
- Buildings must be smaller than 75,000 square feet. Industrial process measures in any size facility are eligible.
- The facility owner and O&M staff must express a commitment to be actively involved in the Enhanced O&M Services process.
- The facility owner must commit to funding up to \$15,000 to match the BGE financial incentives.

To assist customers in performing these services, BGE has selected a group of approved Enhanced O&M Service Providers. The process included the review and acceptance of each provider's qualifications and the Service Provider's acceptance of limits on assessment and study costs. If a customer wishes to use a service provider that has not been preapproved, the service provider must apply for acceptance into BGE's network.

How To Participate

1. Contact a BGE Smart Energy Solutions Service Provider at **business@BGESmartEnergy.com** or call **1.410.290.1202** to see if you qualify for the program.
2. Select a Service Provider.
3. Work with your Service Provider to complete and submit the Enhanced O&M Services application.
4. In reviewing program applications, BGE will select projects that meet program eligibility and criteria for cost-effectiveness, energy savings, and verifiability.

To learn more, visit [BGESmartEnergy.com](https://www.BGESmartEnergy.com).