

RCx Rebates

Under the BGE Smart Energy Rewards program, Global Facility Solutions (GFS) provided full retro-commissioning (RCx) services at three Johns Hopkins Medicine (JHU Medicine) facilities, resulting in BGE rebates of \$15,000 per facility as well as ongoing energy savings.

RCx services were performed throughout more than 245,000 sq. ft. of building space at Johns Hopkins Health Care and Surgery Center, Green Spring Station Pavilions I and II in Lutherville, Maryland, and at the Johns Hopkins Health Care and Surgery Center in White Marsh, Maryland.

the retro-commissioning plan:

- > Optimize energy efficiency of existing building HVAC systems
- > Reduce electrical energy consumption where possible
- > Minimize tenant interruption and maximize occupant satisfaction

implementation:

GFS worked with facility engineers and sub-contractors to assess HVAC equipment and controls, airside/flow rates and control sequence of operations and to setup and view trending reports designed to locate and assess problem areas within the facilities.

As a result of the assessment, GFS identified and corrected DDC/control deficiencies, calibration issues and airflow deficiencies that addressed comfort and energy.

To maintain energy savings and ongoing commissioning of the facility systems, GFS provided training for facility engineers on methods to maintain on-going system performance through continuous commissioning processes.



Johns Hopkins Health Care and Surgery Center,
White Marsh, MD

scope of work:

- > turn-key RCx services: facility audits to identify deficiencies, RCx plan development & project management
- > implementation of recommended measures, including:
 - Maximize Free Cooling via Rooftop Unit Economizers
 - Limit Control Range on Thermostats
 - Correct Restricted Return Air Ductwork
 - Demand Ventilation/IAQ Function for Rooftop Units
 - Air Balancing of HVAC System
 - Control System Commissioning

project savings:

\$45,000 in rebates from BGE

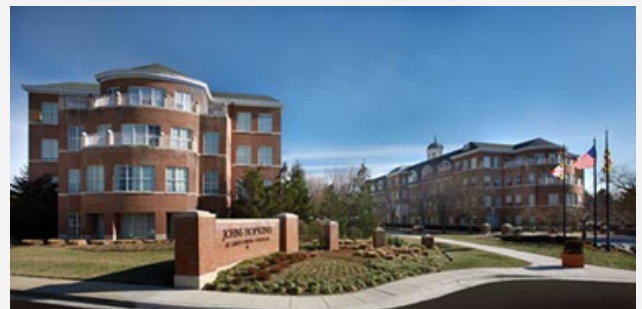
Upon project completion, each building received a \$15,000 rebate from the BGE Smart Energy Rewards program, totaling \$45,000 in total rebates for the RCx project.

\$56,000 in ongoing energy savings per year

The measures implemented reduced energy usage at the facilities, and based on engineering estimates, will provide additional ongoing energy savings of up to \$56,000 per year (simple payback of one year or less).

about BGE Smart Energy Rewards:

GFS is pre-qualified under the BGE rebate program to provide turn-key retro-commissioning services for BGE utility clients and can help clients obtain BGE rebates of up to \$15,000 per building for performing RCx services.



Johns Hopkins Health Care and Surgery Center,
Greenspring Station Pavilions I and II, Lutherville, MD