

# Existing Building Commissioning

## The most cost-effective way to save energy

Just like a car, your building needs a tune-up. A building's mechanical and electrical systems become less efficient with age. Without commissioning, you may be wasting money every month.

PSE's Existing Building Commissioning (EBCx) program involves commissioning the building's existing systems. This process optimizes existing systems, so there's no major capital expense. With little investment, you can watch the savings roll in.

### Program success

Achieves big savings: Up to 15 percent of total building usage (minimum 7 percent)

Great investment: Average investment payback is seven months

### Benefits for participants:

- Up to 100 percent of total cost covered
- O&M staff training and facility guide
- Solves other building issues such as comfort
- Improved ENERGY STAR® rating
- List of energy-efficient recommendations for low/no-cost and capital measures also eligible for PSE incentives
- List of commissioning professionals pre-approved by PSE
- Pre-determined maximum investment



### Participating companies:

- Hospitals: Group Health Medical Center, Overlake Hospital Medical Center
- Schools: Steilacoom School District
- Hotels: The Westin Bellevue
- Colleges: The Evergreen State College
- Museums: Bellevue Art Museum

And many more!

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We tune up our cars. Why not our buildings? It's easy to optimize performance and save money with PSE.

## How it works:

- **Pre-approval by PSE:** An initial assessment is covered at 100 percent to determine if the facility will benefit. Buildings or campuses must be 50,000 square feet or larger.
- **Comprehensive on-site investigation\*:** Provides a list and financial analysis of energy efficiency improvements with less than two-year payback and a full energy audit.
- **Improvements:** Owner implements low/no-cost improvements.
- **Verification\*:** Improvements tested to ensure they result in energy savings.
- **Training and facility guide:** O&M staff receives hands-on training and a guide on how to maintain building efficiency.
- **Start saving and receive PSE incentives:** One year after receiving the base incentive, earn an additional incentive if you've reached the 6 percent savings target. The incentives can cover 100 percent of the total project cost, including both commissioning and improvement investments.

\*Monitor based commissioning can be used during the commissioning and performance process.

Incentive and customer cost summary				
Description of incentive and requirements	Utility service			
	PSE all services	PSE electric only (other gas)	PSE gas only (other elec)	PSE gas (SCL elec)
<b>Base PSE incentive</b>				
Incentive cap	75 percent of commissioning (Cx) provider cost			
Assessment (minimum grant)	\$5,000	\$4,000	\$2,000	\$1,000
Remaining Cx process: • Investigation • Verification • Facility Guide • Training	\$0.35/sf	\$0.25/sf	\$0.15/sf	\$0.10/sf
<b>Owner commitment</b>				
Cost of improvements (maximum)	\$0.15/sf	\$0.10/sf	\$0.10/sf	
Required improvements	Improvements with ≤ two-year payback			
Implementation time frame	Within six months of investigation			
Senior O&M staff time	50 hours to participate in process and training			
<b>1st year performance PSE incentive</b>				
Incentive cap	100 percent of total cost (Cx provider + implementation)			
Incentive for electric savings	\$0.05/kWh	\$0.05/kWh	N/A	
Incentive for gas savings	\$0.80/therm	N/A	\$0.80/therm	
Required documentation	Evidence that improvements are still in place			

## Questions?

Contact our team at [psecxprograms@resource-innovations.com](mailto:psecxprograms@resource-innovations.com)

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