

Building Tune-Up Program

A simple way to save energy and money

PSE's Building Tune-Up Program provides incentives for building owners that want to pursue low/no-cost energy efficiency opportunities, but not the full commissioning process. You will work with PSE and a pre-approved Tune-up Specialist to analyze your building's energy consumption, and leverage the building operator's expertise to implement operational and maintenance measures. Your building staff will come away with an improvements checklist, trend data, performance testing, and a final report to maintain the effect of these changes for the long-term.

Is the Building Tune-Up Program right for you?

- Building has 50,000 square feet or more of conditioned space
- Building is at least 75% occupied
- Energy use is higher than expected and/or trending upwards
- Maintenance has been deferred to some extent
- Dedicated building staff desires efficiency training

In order to participate in the Tune-Up program, PSE requires a commitment from the customer that all identified low/no-cost efficiency opportunities be implemented, as long as they are below a certain investment level and payback period (see below).

| Description of requirements | Utility service | | |
|--------------------------------|---|-------------------------------|---------------------------|
| | PSE all services | PSE electric only (other gas) | PSE gas only (other elec) |
| Owner commitment | | | |
| Cost of improvements (maximum) | \$0.15/sf | \$0.10/sf | \$0.10/sf |
| Required improvements | Improvements with \leq two year payback | | |

Washington Clean Building Act (HB1257)

Washington Clean Buildings Act (HB1257) is coming! Refer to www.commerce.wa.gov/buildings for more details. Ask us about how PSE's Cx Programs can help you comply with these regulations and receive incentives.

Choose a qualified Tune-up Specialist to get started

All of PSE's commissioning programs require that Tune-up Specialist have a minimum level of experience with and a general understanding of building energy using systems. Successful Tune-up Specialist also have strong interpersonal skills, as well as the ability to investigate, implement, and verify energy efficiency opportunities.

To choose from a list of qualified Tune-up Specialist please visit www.pse.com/Cx or www.neec.net/industry-resources/building-tune-ups-service-providers/ or contact us at psecxprograms@resource-innovations.com to request approval for an individual to implement the Tune-Up program.

Building Tune-Up Program

It's easy to improve efficiency and save money with PSE.

How it works:

Tune-Up Phase

- **Pre-approval:** Customer/Contractor submits the PSE Commercial Retrofit Grant Application along with the pre-screening page of the Building Tune-up workbook.
- **Kickoff:** Meet with PSE and your Cx Professional to discuss program commitments, benefits, and targets related to the implementation of this program.
- **Implement:** Cx Professional performs a review of your building's systems and reports both potential capital and O&M opportunities for evaluation and implementation.
- **Payment:** After PSE reviews the tune-up report (including all identified capital and O&M measures) and verification documents, the implementation payment is issued.

- **Performance Period:** A minimum of 10 months is used to verify the energy efficient performance of your building.
- **Track Energy Use:** The customer deploys tools and training necessary to track and maximize energy savings during the performance period (and beyond).
- **Persistence Checks:** Testing procedures provided during the tune-up phase are implemented again to verify measures are still active for optimal building operation.
- **Payment:** At the close of the performance period, PSE will complete an energy analysis and pay the incentive based on realized savings.

Performance Phase

| Incentive and customer cost summary | | | |
|--|--|-------------------------------|---------------------------|
| Description | Utility service | | |
| | PSE all | PSE electric only (other gas) | PSE gas only (other elec) |
| Building Tune-Up incentives | | | |
| Implementation Incentive (per 100,000 sq. ft.) | \$5,000 | \$4,000 | \$2,000 |
| Performance (Electric) | \$0.05/kWh | \$0.05/kWh | N/A |
| Performance (Gas) | \$0.80/therm | N/A | \$0.80/therm |
| Incentive Information and Requirements | -Incentive covers up to 100% of Cx Professional's fee and cost of improvement(s)/upgrade(s) -Building must be a minimum of 50,000 sq. ft. -Base incentive increases for buildings larger than 100,000 sq. ft. -Performance incentives available a minimum of 10 months after project implementation -Customer must complete all required operational improvement(s) and/or energy efficiency upgrade(s) to qualify for the performance incentives. | | |

Have questions? Contact our team today for assistance:

Contact our team at psecxprograms@resource-innovations.com