

# Monitoring-Based Commissioning

## Optimize your building for big savings

PSE's Monitoring-Based Commissioning (MBCx) program leverages analytics by using software to collect, analyze, and report data to optimize building energy performance and efficiency. MBCx is not just about technology, it is a continuous process of monitoring, analyzing, and improving building operations. This program uses quarterly reporting to support customer engagement, prioritize efficiency opportunities, and keep the energy savings momentum going.

### Is Monitoring-Based Commissioning right for you?

- Building has an Energy Champion and Management buy-in
- Building has 50,000 square feet or more of conditioned space
- Building is managed by automated controls
- Energy use is higher than expected and/or trending upwards
- Maintenance has been deferred to some extent
- The building staff is committed to implementing identified efficiency opportunities

In order to participate in the MBCx 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 Buildings Act (HB1257)

Washington Clean Buildings Act (HB1257) is coming! Refer to [www.commerce.wa.gov/buildings](http://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 Cx Professional to get started

MBCx, like all of PSE's commissioning programs, requires that Cx Professionals have a minimum level of experience with and a general understanding of building energy using systems. Successful Cx Professionals 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 Cx Professionals please visit [pse.com/Cx](http://pse.com/Cx). To request approval for an individual to implement the MBCx program contact us at [psecxprograms@resource-innovations.com](mailto:psecxprograms@resource-innovations.com).

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It's easy to optimize performance and save money with PSE.

How it works:

## Onboarding Phase

- **Pre-approval:** Submit a PSE application along with a building checklist for review.
- **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 an initial review of your building's systems, creates and implements a monitoring-based Cx program, and initiates reporting on all O&M opportunities.
- **Payment:** Once the resource management plan has been created, the Cx process has begun, and all documentation has been submitted and reviewed the payment is made and the performance phase begins.

## Performance Phase

- **Performance Period:** A minimum of 10 months (20 months for Year 2) is used to verify the energy efficient performance of your building.
- **Track Energy Use:** The customer deploys tools and training necessary to track energy use and maximize performance.
- **Persistence:** Through the use of software and the Cx Professional's expertise, regular review and implementation procedures are deployed to maintain and verify optimal building operation.
- **Payment:** Once the performance period has concluded, PSE will complete an energy analysis and pay the incentive based on realized savings.

### Incentive and customer cost summary

Description	Utility Service		
	PSE all	PSE electric only (other gas)	PSE gas only (other elec)
<b>MBCx incentives</b>			
Implementation Incentive	\$0.15/sq. ft.	\$0.10/sq. ft.	\$0.05/sq. ft.
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 provider's fee and cost of improvement(s)/upgrade(s) -The MBCx program requires a 3 year commitment between the Cx Professional and customer -Base incentive is paid after the software and process have been deployed -Performance incentives available for Year 1 (min. 10 months) and Year 2 (min. 20 months) -Customer must complete all required operational improvement(s) and/or energy efficiency upgrade(s), and meet the 6% site savings target to qualify for the performance incentives.		

Have questions? Contact our team today for assistance:

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