

Building Tune Up Program

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Synopsis

The Building Tune Up (BTU) Program is a unique retro-commissioning program that provides no-cost engineering services to building owners and operators, while also offering incentives for the installation of measures that improve building operations and save energy. Specific program components and goals are:

- Duration – The BTU Program will operate from January 1, 2004 through December 31, 2005;
- Service Territory – Southern California Edison and Pacific Gas and Electric;
- Program Budget - \$7,200,000;
- Energy Savings Goals – 36,000 MWH/10,068 kW/ 1,328,718 therms;
- Other Program Goals – 36,000,000 ft².

The BTU Program has four phases: First, a preliminary investigation which offers a preliminary audit to screen participants for the viability of retro-commissioning their building, and to assess their general interest in the Program. Upon completion of the preliminary audit, the results are reviewed with the customer and they are asked to sign a Program MOU. The MOU simply states that the participant will make a good faith to install cost-effective measures identified in the detailed investigation phase. There are no penalties in the MOU for failure to install measures. Second, the detailed investigation phase includes metering, monitoring, diagnostics, and analysis of tune up (primarily) and retrofit/O&M (secondarily) measures. Energy conservation measures are reported along with specific costs and benefits. Third, the implementation phase provides assistance with implementation including partial specifications and incentives. Fourth, a systems manual is provided to each participant explaining the correct operating procedures for the reviewed building systems.