ComEd®

An Exelon Company

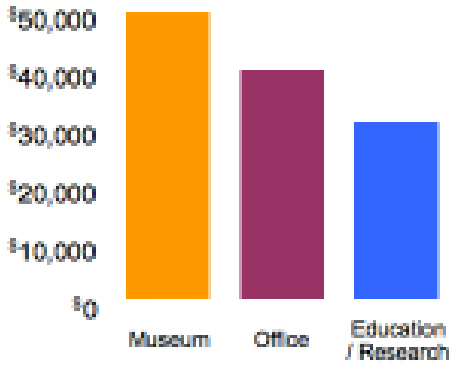
RETRO-COMMISSIONING

What is Retro-Commissioning?

Do tenants or employees in your building complain about being too warm or too cold? Do certain building systems repeatedly malfunction? Is indoor air quality a concern?

If you answered "yes" to any of these questions, you may be interested in ComEd's Smart Ideas Retro-Commissioning.

Retro-commissioning (also known as recommissioning) is a full-building tune-up designed to help your building perform optimally. It targets energy saving opportunities through a systematic evaluation of energy-using systems, resulting in the identification and implementation of no cost and low cost energy-saving improvements. In fact, energy savings of up to 15 percent are not uncommon.



Savings are from actual customer retro-commissioning projects. Energy-savings potential varies by facility size, equipment, condition and operating needs.

How Can ComEd Help?

ComEd's *Smart Ideas for Your Business* Retro-Commissioning incentive is a new energy efficiency service that provides valuable expert building analysis at no cost. This service also provides your facility's staff the opportunity to work hand-in-hand with energy engineers to increase their knowledge of the efficient and effective operation of your building's systems.

Retro-commissioning can:

- Improve outside air control and indoor air quality
- Eliminate building "hot" or "cold" spots
- Decrease supply air pressure setpoint and system rebalancing
- Reduce supply air temp and fan speed in air handling units
- Optimize chiller or other equipment operation
- Adjust and correct equipment operating schedules

Retro-commissioning also can result in reduced maintenance and repair costs and extended equipment service life, as well as provide your tenants and employees with a more comfortable environment.

Who is Eligible to Apply?

Customers must meet the following minimum eligibility requirements before submitting an application:

- Facility owner must be willing to commit to spending $10,000 on the implementation of identified retro-commissioning measures with an estimated simple payback of 18 months or less based on electrical savings
- Facility owner must be willing to send one facility staff member to Building Operator Certification training.
- Facility must receive delivery service from ComEd (regardless of energy supplier)
- Have a peak demand of 500 kW or greater
- Be served under one or more eligible rate schedules (talk to your ComEd Account Manager or call 1-877-4-ComEd-1 to determine if your facility is eligible)
- Applicants must be part of a non-public organization. Public buildings such as government, municipal, and public schools are eligible for similar retro-commissioning incentives through the Illinois Department of Commerce and Economic Opportunity (DCEO). Visit http://www.ileeps.org for more information.

If I Meet Eligibility Requirements, What Next?

Submit an application for review and possible approval. Factors that will be considered include:

- Do you have up-to-date building documentation and records available for examination?
- Is your facility at least five years old and does it have more than 150,000 sq. ft. of air-conditioned floor space?
- Does your facility have a relatively high Energy Use Index (EUI) compared to similar buildings, or does it possess a low ENERGY STAR® Portfolio Manager rating? (See http://www.energystar.gov for information on Portfolio Manager).
- Is your facility free of major problems requiring capital repairs or replacements?
- Does your facility have a functional building or system energy management system (EMS) with direct digital control (DDC)?
- Are the facility's owner and engineering staff committed to being actively involved in the retro-commissioning process?

smart ideas℠ for your business

Retro-Commissioning - Step by Step

- **Phase 1 – Submit Your Application**
  Customer applications will be screened. If your facility is not selected to participate, we may recommend other ComEd *Smart Ideas for Your Business* incentive options that could benefit your facility.

- **Phase 2 – Planning**
  If your application is accepted, a planning phase ensues beginning with a project kick-off meeting attended by the owner representative, the customer's facility staff and contractors, the retro-commissioning service provider (RSP), and the ComEd Program Administrator. An initial site assessment is completed by the RSP, building documentation is gathered and findings are documented in a formal retro-commissioning plan. These activities are conducted by a qualified RSP (under contract with ComEd) and conclude with an agreement from all parties to proceed.

- **Phase 3 – Implementation**
  During project implementation, the RSP works hand-in-hand with the customer's implementation team to identify opportunities for improvement and provide recommendations. Other activities include: the creation of detailed site assessments, targeted diagnostic testing, and trending analyses to evaluate current facility operating procedures, equipment functionality, and to verify planning phase assumptions. As the retro-commissioning opportunities are finalized, the customer will be asked to fund and lead the implementation of such measures.

- **Phase 4 – Verification**
  The RSP inspects your facility to verify the installation and proper operation of the completed retro-commissioning measures. Final analysis and/or measurement of project savings is completed and findings are presented in the final retro-commissioning verification report.

If you think you may qualify, talk to your ComEd Account Manager, or visit www.ComEd.com for more information. Applications may also be obtained by sending an e-mail to ComEdSmartIdeas@KEMA.com or by calling 1-888-806-2273.

©2009 Commonwealth Edison Company
6/3/09

ComEd®
An Exelon Company