

Commercial Building Optimization Program

You can lower your energy costs up to 15%!
Ensure that your building, staff and equipment are running at their optimum efficiency.

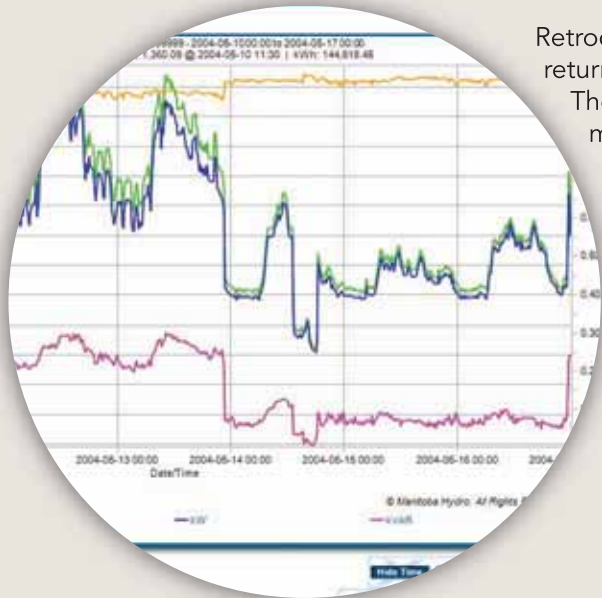
What is the Commercial Building Optimization Program (CBOP)?

Manitoba Hydro's Commercial Building Optimization Program (CBOP) uses retrocommissioning as a tool that addresses the problems that lead to high energy costs, occupancy comfort complaints and premature equipment failure. As your building ages, there will be several common occurrences. Controls will not function properly, key equipment will work differently, and other inefficiencies will all add up to high energy uses. This can create a significant rise in costs over the years. It is important that all buildings go through the retrocommissioning process periodically and that controls and systems are checked and complaints are addressed on a regular basis.

Retrocommissioning (RCx) is an investigative process which can help return existing commercial buildings to their top intended performance. The goal of the program is to identify and implement energy saving measures which are considered to be low cost items with short payback time (approximately 2 years or less). The program will focus on optimizing your building's electric and natural gas energy use. This will be accomplished through changes in operations, maintenance, control strategies and cost effective system enhancements.

Manitoba Hydro's EnerTrend™ is an online energy profiling tool.

With CBOP, you can be in control of your energy consumption and control costs resulting in big savings.



**POWER
SMART***
for
Business

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How can CBOP help your building?

The retrocommissioning process offers many benefits:

- Reduced operating and maintenance costs
- Reduced energy costs (electricity and natural gas)
- Increased employee and occupant comfort
- Added property/asset value
- Increased technical knowledge of in-house operating staff
- Reduced building and equipment failures and extended equipment life
- Identification of other opportunities through which Manitoba Hydro may provide financial incentives for further building system improvements

Examples of energy saving measures:

1. Adjust and reset temperature settings
2. Staging or sequencing of boilers, chillers, and air handling units
3. Adjust and repair dampers and economizers
4. Modify control strategies for standard hours of operation
5. Eliminate simultaneous heating and cooling
6. Air and water distribution balancing and adjustments
7. Verify controls and control sequencing

Who is eligible for CBOP?

Large commercial facilities that meet the program criteria outlined in our Pre-Qualification Form.

See our step by step process on the back page.



Program Details & Incentives

Phase	Tasks	Deliverable	Incentive
Prescreening Phase	Screening process is conducted based on the customer's completed Pre-Qualification Form. This may include utility bill analysis and building documentation review.	Prescreening Summary	n/a
	Once deemed a good candidate for the program, the customer completes an application process including commitments to complete program. Customer then selects a commissioning provider.	Completed Application Form	
Planning/ Scoping & Plan Development Phase	Customer hires the commissioning provider for the duration of the retrocommissioning (RCx) project.	—	\$2500 paid to commissioning provider
	Commissioning provider develops a scope of work and proposal for the RCx investigation.	—	
	Commissioning provider performs scoping study (surveys building systems, documentation and conducts interviews with building staff) as per the templates provided.	Scoping Report	
RCx Investigation Phase	Commissioning provider conducts the RCx investigation, including: in-depth site assessment, identification of deficiencies and measures for improvement, baseline performance data collection, energy and demand savings calculations, and implementation cost estimates as per the templates provided.	Master List of Findings, including all supporting calculations and data	Up to \$0.14/ft ² of conditioned space
	In a meeting with the participant and program representative, commissioning provider presents the <i>Master List of Findings</i> and assists with selecting measures for implementation and the creation of the Investigation Summary Report.	—	
	Building Operator Training Plan is developed.	—	
	Commissioning provider provides recommendations for how to implement the selected measures and assists the participant by obtaining hard costs for implementation.	Investigation Summary Report	
Implementation Phase	Customer commits to the implementation of all measures that are deemed to have a simple payback of 2 years (up to \$0.20/ft ²) within a 1 year time period.	—	Up to \$0.05/ft ² for measures that have paybacks greater than 2 years
	If contracted with the participant, commissioning provider implements the selected measures, provides technical assistance, and/or reviews incoming contractor bids as needed.	—	
	If contracted with the participant, commissioning provider works with the participant to track and report implementation progress for the selected measures.	Implementation Report	
	If contracted with the participant, commissioning provider verifies implementation of the selected measures, prepares the <i>Implementation Report</i> , and gathers supporting evidence of implementation.	Evidence of implementation is submitted	
Persistence Phase	Commissioning provider, participant and program representative meet to discuss persistence strategies appropriate for project.	—	Up to \$5000
	Participant contracts with commissioning provider to implement selected persistence strategy (or strategies). EnerTrend™ is installed by Manitoba Hydro as necessary. Enhanced building documentation and training is completed. Seasonal functionality tests are completed.	Persistence of Saving Guidelines	

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Step 1 Application Process

Complete and submit a Pre-Qualification Form to Manitoba Hydro which outlines preferred building characteristics in order to determine if you are the right candidate.

Pre-Qualification Forms are available by calling Manitoba Hydro Power Smart for Business. If your building qualifies, you will be required to fill out the program application which is a statement of your commitment to the program. If your building does not qualify for the program, you will be provided with a CBOP Energy Efficiency Guide to help you identify savings opportunities.

Step 2 Investigation

You will need to hire a qualified commissioning provider to visit your building to perform a scoping study and feasibility study which will identify all energy saving opportunities and measures. An Investigation Summary Report and implementation schedule will be developed at this stage. Manitoba Hydro will cover 100%* of the costs of each of these studies.

Step 3 Implementation

The customer investment includes the implementation of all measures that are deemed to have up to a 2 year simple payback (up to \$0.20/ft²) based on building size. Manitoba Hydro will also pay up to \$0.05/ft² to help reduce payback periods of measures with payback periods greater than 2 years. All measures will be outlined in the Investigation Summary Report.

Step 4 Verification and Training

Manitoba Hydro will verify that all agreed upon measures have been implemented. Next, the commissioning provider will provide training to the building operator as well as enhance building documentation. This will be paid for by Manitoba Hydro (up to \$5000) in order to ensure persistence.

*Includes \$2500 for the scoping study and up to \$0.14/ft² (of conditioned space) for the feasibility study based on building size.

**Make Your Building
Work for You!**



For more information on Power Smart for Business:

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