

Retrocommissioning - A Building Tune-Up

Retrocommissioning is a systematic and documented process for identifying no- and low-cost improvements that can improve the efficiency and performance of an existing building. Specifically, retrocommissioning seeks to improve how building equipment and systems function together. The retrocommissioning process can range from very simple to highly detailed, but the goal is always the same: identify ways to save energy consumption and reduce operating costs through better system performance.

Retrocommissioning is an organized process that includes three key factors: 1) The identification of facility performance objectives; 2) A methodology for testing and verifying the objectives are achieved; and 3) Documentation of the process.

Reasons to Retrocommission

As buildings age, system efficiencies degrade and operational requirements change. The retrocommissioning process is performed on all building systems, including HVAC, plumbing, electrical, lighting, and the building envelope.

Through retrocommissioning, whole-building energy use may be reduced by an average of 5 to 15 percent.

Other reasons to retrocommission include:

- » Reduce operating costs.
- » Identify building-system control and maintenance issues.
- » Minimize operational risks.
- » Increase asset value.
- » Improve comfort and indoor-air quality.
- » Reduce Liability.
- » Extend equipment life.
- » Improve tenant satisfaction and retention.
- » Identify operation and maintenance staff training needs.
- » Update operation and maintenance manuals and procedures to reflect current building use.
- » Obtain LEED (Leadership in Energy and Environmental Design) for Existing Buildings or ENERGY STAR certification.

Contact Julie Ambach, your SPU account representative, for specific rebate information for your business

Is Retrocommissioning Right for You?

Retrocommissioning is appropriate for most buildings, but there are key indicators that can help determine facilities that retrocommissioning will be most cost-effective. Factors to consider are the age and condition of the building and its equipment, utility costs, and existing comfort problems.

The following facilities are ideal candidates for retrocommissioning:

- » Food processing
- » Electronics manufacturing
- » Diversified products
- » Metal fabricators
- » Hospitals and clinics
- » Correctional facilities
- » Large office buildings
- » Schools
- » Apartment buildings
- » Grocery stores
- » Large retail



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In This Issue

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