



Retrocommissioning Program



PG&E's energy management solutions can help you save money by building energy efficiency and demand response capabilities into your facilities. We can analyze your current energy usage, help plan energy saving projects, and offer rebates, project incentives, education, and training.



WHAT IS RETROCOMMISSIONING?

Retrocommissioning (RCx) is a systematic process for identifying less-than-optimal performance in an existing building's equipment, lighting, and control systems and making necessary adjustments.

Whereas retrofitting involves replacing outdated equipment, RCx focuses on improving the efficiency of what is already in place. Retrocommissioning projects can produce an average savings of 5-15% of total building energy costs. These upgrades typically pay for themselves in energy savings alone within an average of less than two years. RCx Program projects can often be combined with retrofitting efforts.

WHAT ARE THE BENEFITS?

The RCx Program is a calculated rebate program. The building owner earns incentives based on actual annual energy savings at the rate of \$0.156/kWh and \$1.00/therm*, less the cost of the RCx Investigation study, which is estimated to average \$0.10/sf of the building area.

If the expected payback period for an approved retrocommissioning measure is between one and four years, the project may qualify for implementation incentives to buy down the simple payback to one year. PG&E caps the total incentive at the amount necessary to buy down each of the implemented measures to a one-year simple payback period.

In addition to receiving cash incentives, the RCx Program offers participants:

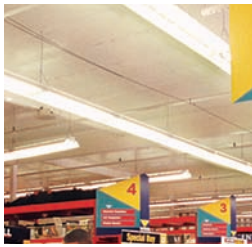
- a healthier, more comfortable building
- more efficient building operations
- longer equipment service life
- lower energy bills
- a thorough building assessment by qualified engineering professionals
- support options throughout the retrocommissioning process

HOW DOES THE PROGRAM WORK?

PG&E, third-party vendors, and senior building operations staff at participating sites work closely through a six-step process:

1. Application and benchmarking

Customers provide some basic information about their building(s). The building owner grants PG&E access to billing data to establish a benchmark rating according to the U.S. Environmental Protection Agency's Energy Performance Rating System. The rating system weighs variables such as the facility size and location to generate a score between 1 and 100. PG&E uses the score to select the best candidates for retrocommissioning and monitor their progress over time.



Retrocommissioning Program



TO LEARN MORE ABOUT
RETROCOMMISSIONING
AND OBTAIN A SCREENING
APPLICATION, CONTACT
PG&E'S BUSINESS
CUSTOMER CENTER AT
800-468-4743.

2. Scoping Audit

A PG&E Representative schedules free, on-site audits of each promising RCx Program candidate facility. An RCx Program Engineer gathers information about the control system, scheduling, and the condition of equipment and generates an estimated project budget, timeline, and potential savings figures.

3. RCx Program Agreement

If the Program Engineer decides that RCx measures can cause significant energy savings, the building owner will be asked to sign a RCx Program Owner Agreement. The owner is asked to commit to implementing reasonable measures with an estimated payback period of one year or less.

4. Investigation Audit

An RCx Program Engineer uses careful observation, targeted functional testing, and trend data analysis to identify problems and opportunities for energy savings and produces a prioritized report listing recommended measures, estimated project costs, energy savings, and payback periods.

5. Implementation

PG&E's RCx team and the building owner decide which measures to implement. PG&E and its vendors provide documentation, support, and training as requested.

6. Verification and Payment

A PG&E Representative confirms that installed measures are complete and verifies savings calculations.

The RCx Program is intended for commercial customers that:

- Receive both gas AND electric service from PG&E;
- Pay a California public purpose programs surcharge on their utility bills;
- Own or operate a building that has at least 100,000 square feet of conditioned space and central plant mechanical equipment in relatively good condition; and
- Have access to funding to implement agreed upon RCx measures within 12 months.

