

PROGRAM NAME	Public Sector Retro-Commissioning Program
Objective	Identify and implement low cost tune-ups and adjustments that improve the efficiency of existing public buildings' operating systems by returning them to intended operation or design specifications, with a focus on building controls and HVAC systems.
Target Market	The program will be targeted to Public Sector customers, including units of local government, K-12 school districts, community colleges, public universities, and State buildings. All targeted customers taking delivery service from ComEd or Ameren are eligible for this program regardless of their choice of supplier.
Program Duration	Beginning January 1, 2009 and continuing throughout the rest of the three-year EEPS plan period.
Program Description	<p>Retro-commissioning (RCx) services will be delivered through a network of commissioning providers operating in ComEd and Ameren's service territories that have been trained in program protocols and participation processes. For smaller facilities, commissioning providers will conduct a targeted assessment of areas with substantial energy savings opportunities such as packaged HVAC units. Larger facilities will be eligible to receive a more comprehensive assessment of building systems and controls. To motivate participation, but also ensure that customers are invested in the process, DCEO will provide cost-sharing for the cost of the RCx study. Financial incentives covering up to 50% of the incremental measure cost will also be provided to assist in overcoming first-cost barriers to implement RCx study recommendations.</p> <p>The RCx program will include a strong customer education component to promote the value of RCx services, targeting senior management decision-makers as well as facility operations/maintenance staff. Such education will be provided through program marketing activities, and also be supported through DCEO's market transformation efforts such as Building Operator Certification (BOC) training. Educational program components will promote participation by emphasizing the value of the RCx process, and also help to ensure savings persistence by promoting improved operations and maintenance practices.</p>
Eligible Measures	<p>RCx measures used for program planning purposes include chilled and hot water loop temperature controls, cleaning of air-cooled condenser coils, time clock controls for package systems, and calibration and other system adjustments.</p> <p>DCEO reserves the right to revise eligible measures as needed in accordance with current market conditions, technology development, EM&V results, and program implementation experience.</p>

Implementation Strategy

The program will be administered by DCEO or an implementation contractor selected through an RFP process. Key elements of the RCx program implementation strategy include:

- **Trade ally recruitment and training:** Commissioning providers will be the program's key delivery mechanism as they promote RCx services and available incentives to their customers. Commissioning providers will be recruited to participate in training sessions to inform them about program incentives, participation processes, RCx protocols, and requirements. Trade allies actively participating in the RCx program and other program offerings will receive regular communications about program activities and changes to ensure they are informed and engaged participants.
- **Public sector participant recruitment:** Participants will be recruited by program staff as well as trade allies.
- **RCx study:** During the study phase, the commissioning provider will conduct a facility assessment to diagnose problems and make recommendations for minor low-cost adjustments that can be made immediately, as well as recommendations for more substantial improvement opportunities, including an assessment of cost, savings, and payback. Where applicable, the RCx study may include an assessment of energy savings opportunities eligible for incentives through DCEO's program offerings, and in all such cases the incentive levels established by those programs will be used.
- **Study review:** The program administrator will review the RCx study and determine implementation incentives based on projected savings.
- **Project implementation:** It will be the responsibility of the customer to implement those RCx study recommendations that have received program approval and are eligible for implementation incentives.
- **Project verification:** DCEO will reserve the right to site-verify installations prior to or after approval and payment of implementation incentives.

Marketing Strategy

The program will work through appropriate local and regional associations to advertise the availability of the program. Direct mailings, presentations at local events and meetings and newsletter articles will be used. The program will contact RCx contractors to arrange individual meet-and-train sessions wherein program guidelines and incentive structures will be addressed. The contractors will incorporate the program information in sales presentations to prospective clients in much the same way that we expect the Prescriptive and Custom Incentive programs to be marketed. ComEd and Ameren will also let their public sector customers know that this program is available.

Incentive Strategy	<p>DCEO will provide up to 50% cost sharing for the cost of the RCx assessment or study, up to a per-project cap of \$15,000. Implementation incentives will be offered on a \$/kWh basis covering up to 50% of the incremental cost of implementing recommended energy efficiency measures. In cases where a project includes measures eligible for incentives through DCEO's other public sector programs, the incentive levels established by those programs will be used.</p> <p>As the RCx program evolves beyond the initial ramp-up period and ongoing EM&V activities track program performance, DCEO may adjust incentive levels. DCEO also reserves the right to modify the incentive levels as needed in accordance with current market development, technology development, EM&V results and program implementation experience.</p>								
Milestones	<ul style="list-style-type: none"> • February 2008: Commission approval • March-May 2008: Implementation contractor RFP and selection, if needed • June-July 2008: Final program design and protocol development • August-December 2008: Trade ally recruitment & training • January 2009: Program launch 								
EM&V Requirements	<p>To minimize program costs, anticipated energy savings will be estimated and agreed on for all appropriate projects through a rigorous quality assurance/quality control (QA/QC) process prior to the offer of an implementation incentive. After implementation of the efficiency measures, projects will be subject to post inspection to confirm proper installation and conformance with the measure specification. A statistically selected sample of implemented projects will be evaluated to confirm savings persistence. For those measures where reliable estimates of savings can not be made prior to implementation, pre and post monitoring may be used to determine savings.</p> <p>DCEO supports the proposed collaborative process to review the evaluation, measurement, and verification process and other aspects of the EEPS programs. Additional EM&V requirements will be added to the program if recommended through the collaborative process or by the EM&V contractor.</p>								
Administrative Requirements	<p>Program manager responsibilities will include final program design and RCx protocol development, marketing materials development, program marketing and outreach activities, management and oversight of the commissioning provider network, QA/QC activities, tracking and reporting, and program goal achievement. DCEO intends to administer the program, but may seek contractor assistance.</p>								
Estimated Participation	<p>The following participation estimates have been used for planning purposes, however, actual participation levels will vary.</p> <table border="1" data-bbox="542 1560 1305 1675"> <thead> <tr> <th>Measure</th> <th>2008 Participation</th> <th>2009 Participation</th> <th>2010 Participation</th> </tr> </thead> <tbody> <tr> <td>Projects</td> <td>120</td> <td>120</td> <td>240</td> </tr> </tbody> </table>	Measure	2008 Participation	2009 Participation	2010 Participation	Projects	120	120	240
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Estimated Budget

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Budget Category	2008	2009	2010	Total
Incentives	\$200,000	\$200,000	\$400,000	\$800,000
Admin & Implementation	\$100,000	\$100,000	\$100,000	\$300,000
Marketing	\$0	\$0	\$0	\$0
Total	\$300,000	\$300,000	\$500,000	\$1,100,000

Estimated Budget - ComEd				
Budget Category	2008	2009	2010	Total
Incentives	\$148,108	\$147,494	\$295,458	\$591,061
Admin & Implementation	\$74,054	\$73,747	\$73,865	\$221,666
Marketing	\$0	\$0	\$0	\$0
Total	\$222,163	\$221,241	\$369,323	\$812,726

Estimated Budget - Ameren				
Budget Category	2008	2009	2010	Total
Incentives	\$51,892	\$52,506	\$104,542	\$208,939
Admin & Implementation	\$25,946	\$26,253	\$26,135	\$78,334
Marketing	\$0	\$0	\$0	\$0
Total	\$77,837	\$78,759	\$130,677	\$287,274

Savings Targets

Estimated Savings				
Year	2008	2009	2010	Total
MWH	3,040	3,040	6,080	12,160
MW	0.3	0.3	0.6	1.2

Estimated Savings - ComEd				
Year	2008	2009	2010	Total
MWH	2,222	2,235	4,482	8,938
MW	0.2	0.2	0.4	0.9

Estimated Savings - Ameren				
Year	2008	2009	2010	Total
MWH	818	805	1,598	3,222
MW	0.1	0.1	0.2	0.3

Other Program Metrics

The principal program metrics are the annual energy and demand savings targets, and delivery at or below budgeted cost. Secondary metrics include RCx studies conducted and total number of projects proceeding with implementation of RCx recommendations.