



Saving Energy Money For Our Clients

One of our areas of expertise is retro-commissioning. Retro-commissioning is the application of the commissioning process to existing buildings. Retro-commissioning is a process that seeks to improve how building equipment and systems function together. Depending on the age of the building, retro-commissioning can often resolve problems that occurred during design or construction, or address problems that have developed throughout the building's life. In all, retro-commissioning improves a building's operations and maintenance (O&M) procedures to enhance overall building performance.

All forms of building commissioning share the same goals: to produce a building that meets the unique needs of its owner and occupants, operates as efficiently as possible, provides a safe, comfortable work environment, and is operated and maintained by a well-trained staff or service contractor.

Why is retro-commissioning important?

Commercial buildings frequently undergo operational and occupancy changes that challenge the mechanical, electrical and controls systems, hindering optimal performance. Additionally, in today's complex buildings, systems are highly interactive with sophisticated control systems that can create a trickle-down effect on building operations – small problems have big effects on performance.

Unfortunately, most buildings have never gone through any type of commissioning process, and even well-constructed buildings experience performance degradation over time. No matter how well building operators and service contractors maintain equipment, if it operates inefficiently or more often than needed, energy waste and reliability problems can occur.

What are the benefits of retro-commissioning?

Everyone benefits from retro-commissioning. For owners, retro-commissioning reduces building operating costs that can lead to an increase in net operating income. Building managers notice fewer occupant complaints and increased ability to manage systems. Building staff receive training and improved documentation, and building occupants are more comfortable.

The many documented benefits resulting from retro-commissioning include:

- Improved system operation: beyond preventive maintenance
- Improved equipment performance
- Increased O&M Staff Capabilities and Expertise
- Increased asset value
- Energy savings
- Improved Occupant Comfort
- Improved indoor environmental quality (IEQ)
- Improved building documentation