

# Monitoring-Based Building Tune-up



## The MBT Process

### Phase I: Installation

- Your Service Provider submits an ASHRAE Level II audit outlining potential energy-saving opportunities.
- After the audit, your building is fitted with automated, remote-monitoring and diagnostic equipment.

#### Incentives

- We cover 25% of the MBT contract cost, capped at a maximum incentive of \$15,000.

### Phase II: Monitoring

- Your Service Provider conducts long-term building monitoring to establish a baseline.
- A minimum of 6 months of monitoring and verification is required.

#### Incentives

- None

### Phase III: Implementation

- Your business makes energy efficiency upgrades based on recommendations from the quarterly equipment report.
- You must implement the measures on a quarterly basis over an 18-month period.

#### Incentives

- We cover \$0.20 per kWh saved annually.
- Your total incentive may not exceed a maximum of \$100,000 per project.

Optimizing your building's performance requires an understanding of how it uses energy. That's why BGE offers Monitoring-Based Building Tune-up (MBT) services. MBT is the process of continuously measuring a building's energy consumption to verify the effectiveness of energy efficiency upgrades.

This program is designed for large buildings, 75,000 square feet or larger, that can approach energy savings on a continuous basis. Your Service Provider performs an ASHRAE Level II audit documenting energy use, costs and other building characteristics and continuously monitors the performance of your building's systems with a focus on HVAC and controls. When the data identifies opportunities to improve energy efficiency, your Service Provider notifies you.

## MBT Benefits

- Monitor energy use
- Improve building performance
- Reduce operating costs
- Identify low-cost improvements

## Eligibility

### To qualify for MBT, your building must:

- Be more than 2 years old and be 75,000 square feet or larger
- Have a higher-than-average electrical intensity (kWh/sq. ft.), based on analysis using the ENERGY STAR® Portfolio Manager or the U.S. Department of Energy's Commercial Buildings Energy Consumption Survey data
- Have mechanical equipment in relatively good condition
- Have a building automation system

### To qualify for MBT, you or your facility manager must:

- Sign an MBT service contract for an 18-month period with the Service Provider that submits your application
- Demonstrate a commitment to ongoing operational improvements

Get started today at **BGESmartEnergy.com**, call **410.290.1202** or email **Business@BGESmartEnergy.com**.

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