



## Small Building Tune-up Services

### What Is a Building Tune-up?

Just like an automotive tune-up for a car, a building tune-up is a systematic process for fine-tuning your facility's electrical, mechanical and control systems so they operate at an optimal efficiency. A building tune-up is the process of monitoring, troubleshooting and adjusting systems in existing buildings to optimize energy performance. Typically, this service can significantly reduce overall energy consumption with minimal financial investment.

Because today's control systems are highly interactive, proper system integration is critical. The presence of sophisticated equipment and control systems results in a trickle-down effect on operations. That means small problems can have big impacts on performance and energy use.

### How Can BGE Help?

BGE's Building Tune-up Program helps ensure that equipment and systems are properly integrated, so they perform effectively and efficiently and meet current operating requirements and expectations. Specifically, the Building Tune-up Program seeks to optimize the energy performance of your existing facility and its systems by identifying and implementing relatively low-cost operational and maintenance improvements.

**Typical energy savings can range from 5% to 15% without a significant capital investment.**

### Small Building Tune-up Services

BGE's Small Building Tune-up Services are designed for commercial facilities with less than 75,000 square feet of conditioned space and for industrial process systems. This service focuses on common improvements to operating efficiency that result in a quick return on investment. Examples include advanced HVAC diagnostics and compressed air leak detection.

**BGE program incentives cover up to 75% of the cost of Small Building Tune-up Services, with a per project cap of \$15,000.**

### Benefits of Small Building Tune-up Services

- Reduce energy use, saving money.
- Reduce maintenance and repair costs.
- Return equipment to its proper operational state and extend equipment service life.
- Improve occupant comfort and reduce complaints.
- Improve outside air control and indoor air quality.
- Rebalance air handling systems.
- Adjust and correct equipment operating schedules.
- Reduce compressed air system leaks.

## A Sample of the Elements in Small Building Tune-up Services

- Walk-through assessment and development of action plan
- Calibration of building systems and controls
- Replacement of equipment filters
- Cleaning of evaporator and condenser coils
- Sealing of compressed air leaks
- Rebalancing of air handling systems

## Eligibility Requirements

Facilities must meet the following minimum requirements to be considered for Small Building Tune-up Services:

- Buildings must be smaller than 75,000 square feet. Industrial process measures in any size facility are eligible.
- The facility owner must express a commitment to be actively involved in the Small Building Tune-up Services process.
- The facility owner must commit to funding up to \$15,000 to match the BGE financial incentives.

## How to Participate

1. Contact a BGE Smart Energy Savers Program® representative to see if you qualify. Call **410.290.1202** or email **business@BGESmartEnergy.com**.
2. Select a Service Provider. For a list of Service Providers, visit **BGESmartEnergy.com**. If you wish to use a Service Provider that is not participating, they can apply via a form available at **BGESmartEnergy.com**.
3. After you select a Service Provider, your Service Provider will assist you in completing and submitting the Small Building Tune-up Services Application.

4. Once the application is submitted, BGE will review your application to make sure the project meets the program requirements and will send written notification that the project is approved.
5. Your contractor will complete the project and submit the required supporting documentation, including detailed invoices.
6. BGE will go over the measures identified and implemented and ensure project compliance to your and BGE's satisfaction.
7. You will receive your incentive check within 6–8 weeks after verification and payment approval.

To learn more, visit **BGESmartEnergy.com**.

### Are Small Building Tune-up Services Right for Your Facility?

To find out, answer the questions below.

1. Does your facility have less than 75,000 square feet of conditioned space?
2. Does your facility house industrial processes?

If you answered “Yes” to either of these questions, you may qualify for Small Building Tune-up Services.

If the answer to both questions is “No,” then please consider **Large Building Tune-up Services**.

This program supports the EmPOWER Maryland Energy Efficiency Act.

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