

Monitoring-Based Building Tune-up

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/MBT, call **410-290-1202** or email business@BGESmartEnergy.com.

EmPOWER Maryland programs are funded by a charge on your energy bill. EmPOWER programs can help you reduce your energy consumption and save you money. To learn more about EmPOWER and how you can participate, go to BGESmartEnergy.com.



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.

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