Perspectives on the Installation and Use of Energy Monitoring in a Commissioning Program

Presented to the California Commissioning Collaborative

June 9th, 2011
Agenda

- Pulse Energy Overview
- C-Op Program Description
  - Overview
  - Customers
  - Progress to Date
- Lessons Learned: Our Experience as a Vendor
Pulse Energy Overview

• Real time energy management software
• Commercial building expertise
  • Goal: Enable persistent, verifiable savings
• One of five EMIS vendors in BC Hydro’s Continuous Optimization program
Pulse Energy Overview (Cont’d)

- **Collect**  
  Connector reads from meter, BAS, DDC, or other energy data sources

- **Analyze**  
  Algorithms process historical data and correlate it to climatic and temporal variables

- **Communicate**  
  Web-based energy visualization for occupants, operations and senior management
C-Op Program Description

Overview

Program

• Commercial offering in BC Hydro’s PowerSmart initiative
• Launched in 2009
• Find and implement operational energy savings
• Build a framework for continuous improvement
• Offer: Funding for EMIS and RCx consulting

Customer Commitments

• Implement measures with 2 year simple payback
  • Cap at 25-30¢/ft²
• Respond to anomalies within 48 hours
C-Op Program Description

Customers & Requirements

- Existing commercial buildings
  - 50,000ft$^2$ and greater
  - Existing BAS
  - No major retrofits planned in next 2 years

- Key customers
  - School districts
  - Hospitals
  - Universities
  - Municipal
  - Large commercial
C-Op Program Description

Progress to Date

Program traction
• Over 80 customers; 450 buildings enrolled

Initial savings results
• 8% electricity
• 15% natural gas
• 10% total energy
Lessons Learned: Our Experience as a Vendor

- Everyone likes FREE stuff!
- The decision maker and the user are different people
- Our sales team successfully created buzz
- We developed multiple implementation solutions
- If you can’t work with them ... work around them!
- Make it as easy as possible for the customer
- Electricity AND natural gas
- Make baselining as short as possible
- Provide coaching to participants
Thank you!