



Intelligent Building Management & Rebates

By: Bob Baird & Ryan Hoffman

8/18/2022

- Introductions
- CenterPoint Energy
- Update on Ohio Energy Efficiency Programs
- Prescriptive Incentives
- Custom Incentives
- Retro-Commissioning
- Intelligent Building Management Based Commissioning

Who We Are

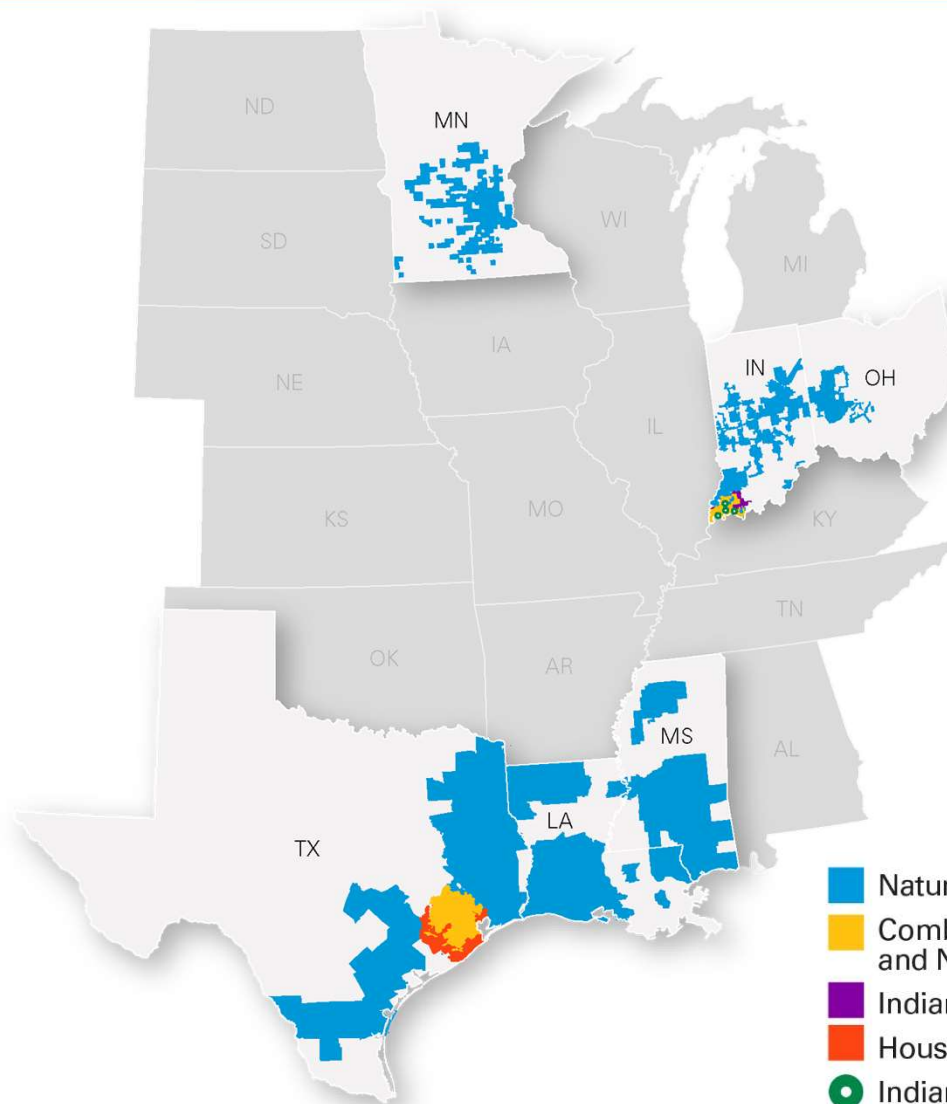


CenterPoint Energy, Inc., headquartered in Houston, Texas, is a domestic energy delivery company.

- Operate electric and natural gas utility businesses in six states
- Serve nearly 7 million metered customers
- Approximately 9,000 employees
- CenterPoint and its' predecessor companies have been in business for more than 150 years.



Where We Operate



- Natural Gas Distribution
- Combined Electric Transmission & Distribution and Natural Gas Distribution
- Indiana Electric Transmission & Distribution
- Houston Electric Transmission & Distribution
- Indiana Power Generation



Natural Gas Distribution, Electric Transmission & Distribution and Power Generation

nearly
7 million
gas and electric
metered customers

6
states

CenterPoint Energy of Indiana and Ohio Gas Footprint



CenterPoint Energy Energy Delivery of Indiana – South

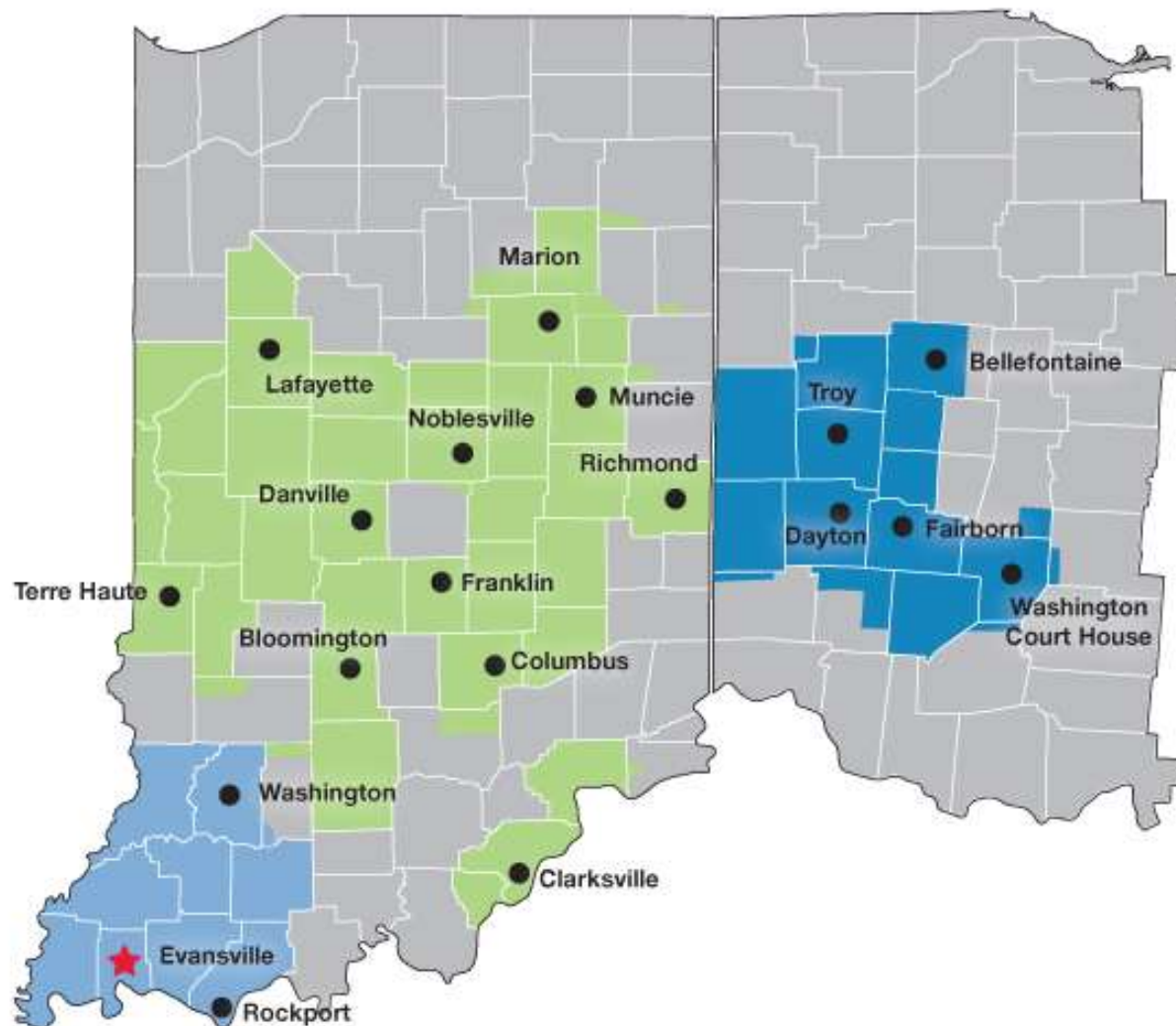
- 111,000 gas customers

CenterPoint Energy Energy Delivery of Indiana – North

- 580,000 gas customers

CenterPoint Energy Energy Delivery of Ohio

- 314,000 gas customers



Update on Ohio Energy Efficiency Programs



- Impacts of Ohio House Bill 6
- Ohio House Bill 389
- PUCO Energy Efficiency Workshops
 - <https://puco.ohio.gov/utilities/electricity/resources/ee-workshops>
- CenterPoint Energy Ohio
 - EE programs approved through 2023
 - DSM Filing fall 2022 for 2024-2026 EE programs

- Available to CenterPoint Energy natural gas business customers in rate classes 320, 321 & 325.
- Gas Transportation customers do not qualify
 - New Change in School Eligibility
- All contractors can promote these incentives to their customers
 - No contractor requirements to participate
- Incentives for gas energy-efficient equipment & gas saving projects
- Either fixed or variable incentive per unit

2022 Commercial Prescriptive Program

HVAC Measure Mix



Measure	Incentive
95% Furnace	\$300
97% Furnace	\$400
Boiler, 90%+ (\$6.00 / Mbtu Input)	Up To \$5,000
Boiler Tune Up	Up To \$250
Wi-Fi Smart Thermostat (Energy Star)	\$50
Infrared Tube Heater	\$500
Unit Heater, 90%+	\$350

2022 Commercial Prescriptive Program Food Services Measure Mix



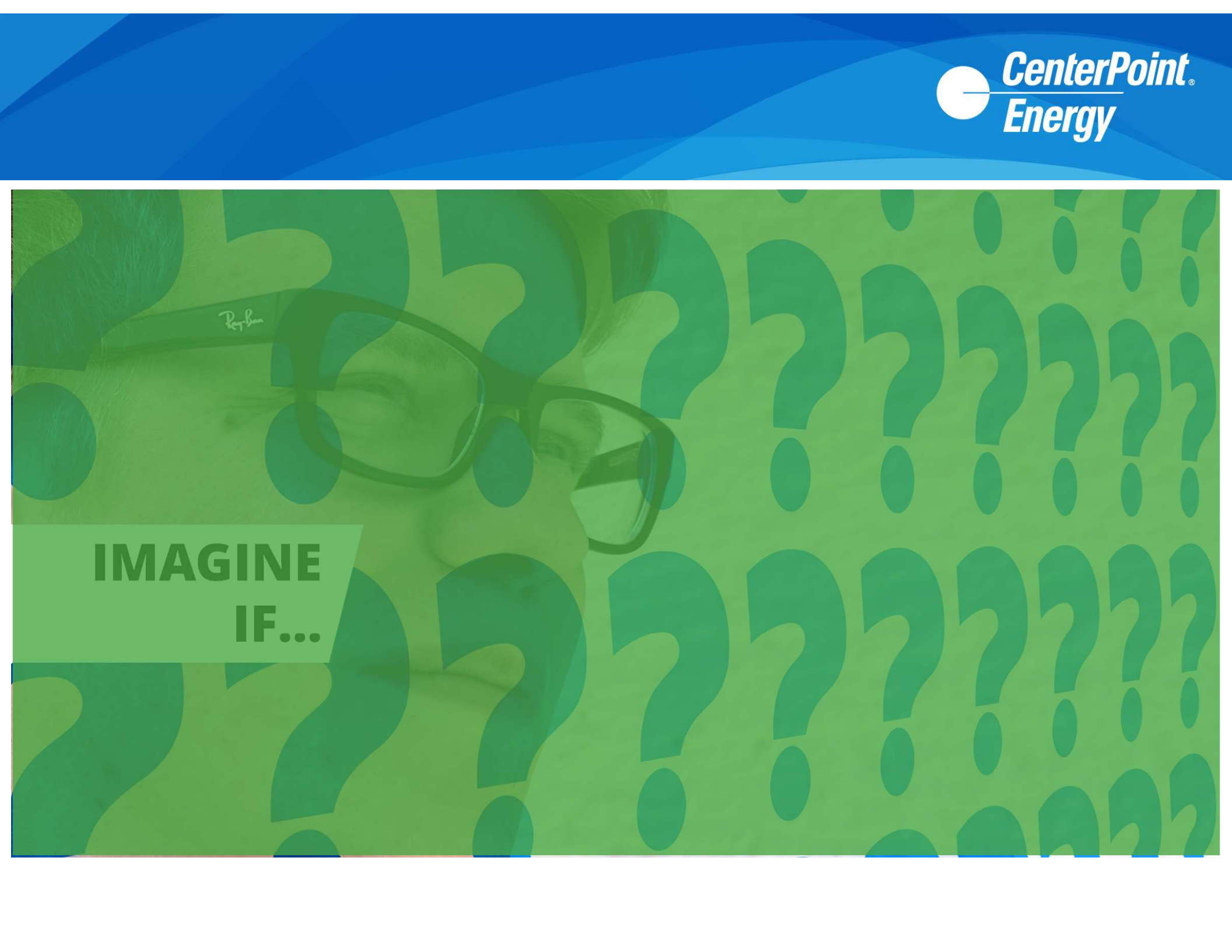
Measure	Incentive
NG Steam Cooker *	\$650
NG Convection Oven*	\$900
NG Combination (Combi) Oven	\$2,000
NG Gas Fryer*	\$500
NG Dishwasher*	\$125

* Equipment must meet Energy Star or CEW Standards

Questions?



WHAT ARE **YOUR**
PRIMARY
CHALLENGES
FOR YOUR
BUILDING?

The background of the slide is a green-tinted image of a person's face wearing glasses, overlaid with a pattern of large, stylized question marks. A semi-transparent green box is positioned on the left side of the image.

**IMAGINE
IF...**

THIS IS **OUR** WATCH

DAY
01



YEAR
50





A photograph of two hands shaking in a firm grip, overlaid with a semi-transparent green filter. The background shows a blurred office setting with desks and chairs.

**IMAGINE
IF...**

SERVICE **METHODOLOGY**



**RISK SURFACING &
PRIORITIZATION**



**ACTION PLAN
CREATION**



**RESULTS
TRACKING**

Custom Incentives → Support unique ways to save natural gas

- Process Equipment Retrofits
- Building Envelope Improvements
- HVAC Retrofits that don't fall under prescriptive rebates
 - RTU/MAU replacement with sequence adjustments
- Air Stratification

Case Study – Industrial Laundry Facility



- Customer implemented energy saving process involving washers, dryers, steam boilers, and a wastewater recovery system
- Saved 19% of their annual baseline consumption
- Saved over 100,000 ccf
- Incentive: \$100,000



Retro-Commissioning optimizes existing building systems so they operate efficiently and effectively

- Optimized using engineering expertise focused on controls and HVAC
- Can be referred to as a “building tune-up” focused on opportunities that can be quickly implemented and are not capital intensive.

- Reduces Energy Cost
- No Study Cost
- Low Implementation Costs
- Quick Payback
- Improves Comfort
- Simplifies Building Controls
- Improves Indoor Air Quality



2022 Retro-Commissioning Incentive Program



- CenterPoint Energy's RCx Incentive
 - No Cost RCx Study
 - Implementation Incentive
 - \$0.75/ccf (savings <7,500 ccf)
 - \$1/ccf (savings > 7,500 ccf)
 - Capped at 30% of implementation costs



Custom Rebate Program **Retro-Commissioning**

Reduce Energy Consumption and Save Money

CenterPoint Energy Ohio covers the full study cost for a Retro-Commissioning Study and incentivizes energy project implementation to help building owners reduce natural gas consumption and save money.

What is Retro-Commissioning?

Retro-Commissioning (RCx) is a process focused on optimizing existing building systems so they operate as efficiently and effectively as possible. This often involves adjusting set points and other operating parameters to maximize system performance.

RCx focuses on conservation opportunities associated with energy-consuming core building equipment such as mechanical systems, digital controls, and lighting. The RCx Study is intended to both identify and quantify these opportunities.

Improve Building Performance and Save Money

Building performance drifts over time thereby increasing building operating expenses.

CenterPoint Energy Ohio's RCx Incentive aims to help customers understand opportunities to reduce energy costs within their facilities.

Implementing RCx measures can produce a strong return on investment, improving occupant comfort while reducing burden on operating budgets.

Valuable recommendations for building systems improvement are included in a RCx Study.

Qualified Facilities can receive a Retro-Commissioning Study at no cost, performed by HEAPY. This study identifies low or no cost measures that the facility would then implement. CenterPoint Energy pays incentives of up to 30% of implementation costs by providing \$0.75/ccf (or \$1/ccf if savings are over 7,500 ccf) for measures selected and implemented.

Apply Online

Pre-Approval is required prior to starting a RCx Study.
The application can be found at <https://www.CenterPointEnergy.com/SmartSavings>

Business Rebate Program - Retro-Commissioning

937-224-0861

[CenterPointEnergy.com](https://www.CenterPointEnergy.com)

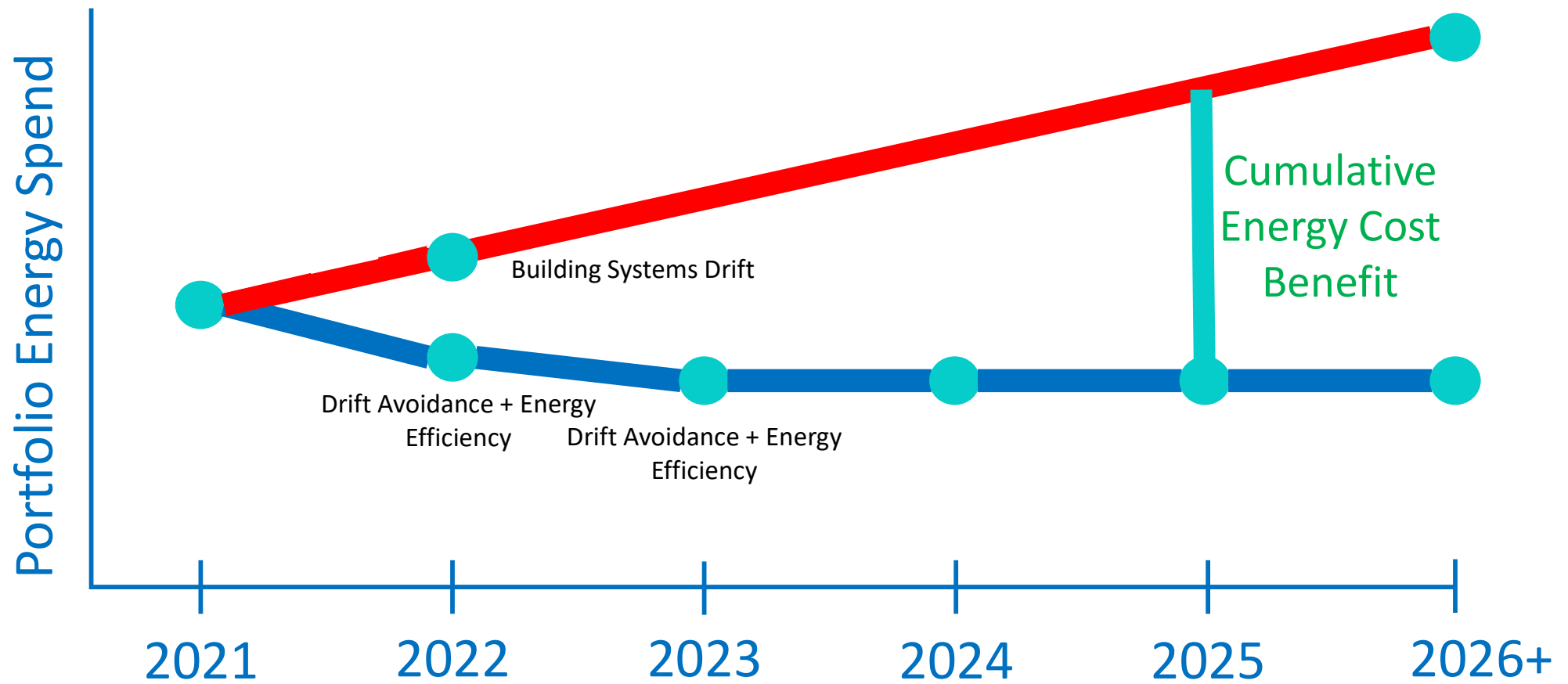
Retro-Commissioning

- Confirm eligibility
- Schedule Opportunity Validation to determine savings potential
- Application
- Conduct RCx Study
- Implement Identified Opportunities
- Verification
- Incentive Payment

- Common Energy-Saving Opportunities
 - Scheduling
 - Thermostat Set Point Adjustment
 - Hot Water System Enable/Disable
 - Demand Control Ventilation
 - Hot Water Reset
 - Supply Air Reset



- What is Monitoring-Based Retro-Commissioning (MBCx)?
 - A process that uses automated data analytics to continuously monitor the performance of systems.
 - Energy Management and Information Systems (EMIS) are tools and techniques to manage building operations and energy use
 - Energy Information System (EIS) help find energy waste using smart meter data
 - Fault Detection and Diagnostic (FDD) tools detect and prioritize system faults



PROBLEM IDENTIFIED:
**AN HVAC SYSTEM CYCLING ON
AND OFF CONSTANTLY**

RISK AVOIDED:
**CRITICAL AREA DOWNTIME
UNEXPECTED MAINTENANCE
COST**

WIN-WIN OUTCOME:
**SETPOINT ADJUSTMENT
RESULTED IN IMMEDIATE
IMPROVEMENT**



PROBLEM IDENTIFIED:

PROBLEM IDENTIFIED:
**PHARMACY OUTSIDE
OF REQUIRED PRESSURE RANGE**

RISK AVOIDED:
**PHARMACY AREA OPERATING
OUTSIDE OF COMPLIANCE**

WIN-WIN OUTCOME:
**SOFTWARE CHANGE AVOIDED A
CAPITAL UPGRADE**



Thank You!



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Custom Rebate Program



Custom Rebate Program **Retro-Commissioning**

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