

RETRO-COMMISSIONING

OPTIMIZING BUILDING PERFORMANCE

Retro-Commissioning is a systematic investigative process to identify improvements and to optimize building performance to ensure that building systems function together efficiently and effectively. Retro-commissioning not only reduces energy usage and operating costs in buildings, it may create a more productive working environment, and also increases the value of the building.

In recent years, the concept of retro-commissioning has gained increasing visibility as owners and building managers have been confronted with operational problems. These issues stem from building systems that were not designed and installed correctly and thus result in systems that are not operating efficiently or have not been maintained.

Glumac provides retro-commissioning services, including existing building commissioning required for LEED certification, to verify that fundamental building systems and assemblies are performing as intended to meet current operational needs and sustainability goals.

Glumac has been under contract to provide commissioning services to utility companies and government institutions. Our staff has attended and lectured at national conferences on building commissioning and at ASHRAE technical seminars.

We see the retro-commissioning process as a quality improvement process. Our approach includes an investigation phase, implementation phase and a final reporting phase. The investigation phase may include performing energy analysis using DOE-2 for developing estimated utility costs and comparison to actual utility expenses. A review of operation maintenance practices, spot testing of equipment and a thorough examination of the control systems may also be conducted as part of the investigation phase. During the implementation phase we verify the results of recommendations, perform functional testing and review operator training activities. In the final reporting phase we develop a report that may include a recommissioning plan, cost savings, revised operation and maintenance activities and suggested capital improvements for further energy and cost savings.

