NorthWrite

MBCx - Monitoring Based Commissioning Services

A new star arrives in 2011

NorthWrite MBCx
Monitoring-based Commissioning Services

About MBCx

NorthWrite's innovative energy savings service offers a low-cost, low-risk approach to implementing Monitoring-based Commissioning (MBCx) Services. MBCx is a proven approach to achieve energy savings in commercial buildings through improvement and optimization. In recent years, MBCx has grown in popularity as an extension to tune-ups and retro-commissioning programs by addressing the shortcomings of these approaches related to implementation, tracking, and persistence. Published studies and NorthWrite's direct experience show that savings up to 20% are attainable through the deployment of a comprehensive MBCx service program.

Objective

MBCx is a continuous optimization approach that incorporates the use of measurement and verification hardware and software, advanced energy modeling, ongoing generation of energy savings measures (ESMs) and a proven process to ensure savings are achieved and persist over time.   The NorthWrite approach focuses on identifying low and no-cost O&M-based measures and typically targets overall energy savings of at least 10% in most commercial buildings. While capital-based ESMs are not ignored, they are viewed as longer-term opportunities for additional savings.

NorthWrite MBCx (Monitoring-based Commissioning) is an outsourced energy information management service that has proven to save up to 20% energy in commercial office buildings.

NorthWrite's national network of partners is available to provide NorthWrite MBCx related services.

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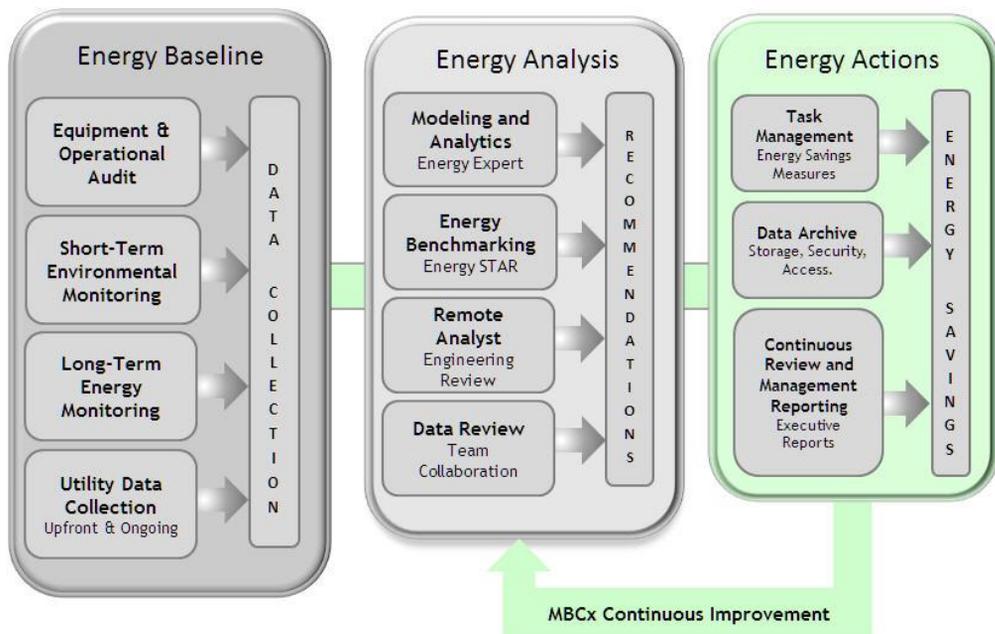Phone: 503-636-0300
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MBCx Process Summary

Energy Baseline

The building's performance is characterized through the analysis of monthly utility bill history, an online audit of the equipment and operations, energy monitoring and collection of 15-minute interval data, and short term (periodic) monitoring of key environmental parameters. This data provides insight into the gap between the operational requirements of the building and how it was actually being used. This gap represents opportunity.

Energy Analysis

A suite of web-based software tools automates the analysis of the data collected. ENERGY STAR® benchmarking provides a macro comparison of building performance across the portfolio. The Energy Expert™ application establishes a detailed, calibrated baseline of performance for the building and tracks ongoing performance. Energy Savings Measures document recommendations and ensures that the proper actions are completed. Finally, to minimize the impact on the building staff's time, a team of skilled energy analysts leverages web-based technology to remotely access information and communicate with onsite personnel.

Energy Actions

Armed with real-time data from the building and software to automate the analysis and reporting, energy analysts are equipped to identify specific actions to reduce energy waste in a fraction of the time and cost of traditional energy audits. With a focus on no- and low-cost measures, NorthWrite analysts determine the required steps to achieve the savings potential.

Continuous improvement

Following the initial data collection and analysis, consistent and continuous tracking of energy savings measures is performed. Ongoing collection and analysis of utility bills and monitoring of real-time energy consumption of the building provides the energy analyst with continued insight into expected versus actual building performance. These methods combined with the interaction of building operations personnel ensures persistence of the attained savings and provides a systematic method to achieve continuous improvement.