



*Osler Medical Center
Towson, MD*

TECHNICAL SERVICES STUDY OSLER MEDICAL CENTER WEATHERIZATION

Under the BGE Smart Energy Rewards program, Global Facility Solutions (GFS) completed a Technical Services Study at Osler Medical's nearly 58,000 square-foot facility located in Towson, MD. GFS assisted Osler Medical in obtaining a \$35,000 rebate from BGE to help pay for building envelope upgrades.

A Building Performance Audit was completed at the Center. GFS performed an on-site analysis of the existing systems, completed direct field measurement of operations, and interviewed site personnel. The analysis of the facility was completed in partnership with TerraLogos Energy Group located in Baltimore, MD. TerraLogos provided the initial analysis and envelope upgrades for the project.

scope of work:

- > building performance audit, including energy analysis and building simulation model under the requirements of the BGE rebate program using Trane Trace 700.
- > technical services study, including proposal of upgrades to reduce energy costs and improve energy efficiency of building. Completion of all BGE paperwork and applications.

the building performance audit:

Air leaks were identified by TerraLogos and found using diagnostic equipment such as:

- > thermal imaging
- > blower door analysis
- > temperature scanning

Weatherization upgrades were proposed to balance and improve system operation.

assessment results:

As a result of the assessment, TerraLogos Energy Group proposed \$70,000 worth of upgrades and repairs to correct deficiencies and create a more balanced and energy-efficient facility.

project savings:

\$35,000 in rebates from BGE

Upon implementation, Osler Medical will be eligible for \$35,000 in rebates from the BGE Smart Energy Rewards program — **approximately 50% of the total project implementation cost.**

\$20,000 in energy savings per year

Based on engineering estimates, implementation of the weatherization measure will save Osler Medical nearly \$20,000 in energy savings*. It will also reduce energy usage by nearly 148,000 kWh per year.

*simple payback of 3.6 years

about BGE Smart Energy Rewards:

GFS is pre-qualified under the BGE rebate program to provide turn-key retro-commissioning (RCx) services for BGE utility clients and can help clients obtain BGE rebates of up to \$15,000 per building for performing RCx services or energy studies.

Why does my facility need retro-commissioning?

Just like an automotive tune-up for a car, retro-commissioning fine tunes a building's electrical, mechanical, and control systems so they operate at an optimal efficiency.

This process of monitoring, troubleshooting, and adjusting systems in existing buildings optimizes energy performance and can significantly reduce overall energy consumption with minimal financial investment.