



Recommissioning: North Memorial Health Care Ambulatory Care Center and Medical Office

A groundbreaking case for comfort and care



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Bob Johnson
Engineering Services Director

Introduction

After recognizing higher than expected operational and maintenance costs for the 200,000 square foot Maple Grove Ambulatory Care Center and Medical Office facility of North Memorial Health Care, Engineering Services Director Bob Johnson decided it was time to determine how the buildings could become more energy efficient. However, energy efficiency wasn’t his only concern. Visitor comfort and the sterility of the facility was a must.

The air exchange challenge

To prevent disease and infection, Minnesota Department of Health has very strict air exchange requirements for facilities such as North Memorial. They require air exchanges during off-hour times, such as weekends and evenings. Operating air exchanges during these times was a major inefficiency.

Groundbreaking conversation

The engineering firm contracted for the recommissioning of the facility, met with the Minnesota Department of Health to discuss the air exchange dilemma. After careful deliberation, the firm was able to get permission to optimize the HVAC systems to meet the energy efficiency requirements without affecting patient care or comfort.

Healthy funding

In order to fund the recommissioning efforts, Bob Johnson pursued all potential financial incentives. Not only did the project receive \$51,000 in rebates through the Recommissioning program from Xcel Energy, it was awarded the highest Federal Grant Fund of \$100,000 through the American Recovery and Reinvestment Act*. This resulted in a payback of 12 months based on the energy savings.

*This project was made possible by a grant from the U.S. Department of Energy and the Minnesota Department of Commerce through the American Recovery and Reinvestment Act of 2009 (ARRA).

Project details

- Surgical suite and endoscopy process HVAC systems outside air Optimization
- Clinic area HVAC systems scheduled run time optimization
- Reset supply air temperature
- Unoccupied temperature setback

By the numbers

Total energy saved annually	441,105 kWh
Total gas saved annually	8,587 Dth
Estimated energy savings annually	\$96,000
Project cost	\$250,000
Xcel Energy rebates	\$51,163
Federal stimulus	\$100,000
Payback timing	1 year

In conclusion

After a highly successful, groundbreaking recommissioning project, there are now talks of recommissioning efforts for the cancer treatment, radiology, data center and IT facilities of North Memorial. When asked about the project, Bob Johnson replied, “The best part—we didn’t sacrifice patient care, comfort or health.”

This groundbreaking recommissioning effort has since made the case for other ambulatory care facilities throughout the state and North Memorial received an International Facility Management Association Award for environmental impact.

Make your own case

Please visit xcelenergy.com/Recomm for program information and resources.

You may also contact your Xcel Energy account manager to help with any of your energy efficiency needs.

If you don’t have an account manager, contact one of our business energy efficiency specialists at 855.839.8862 or energyefficiency@xcelenergy.com.

What is commissioning?

Commissioning is a systematic and documented process of ensuring that specific building systems perform interactively according to the design intent and the owner’s operational needs. With today’s buildings and systems becoming more complex, the need for commissioning continues to grow. Unfortunately, commissioning remains an uncommon practice.

Recommissioning takes another look at a building that was previously commissioned to ensure it is once again running at optimal performance.

Retrocommissioning involves tuning up an existing building that was never formally commissioned. Unless you requested commissioning, it’s likely your building’s systems never were properly calibrated for ongoing efficiency.

Xcel Energy’s Recommissioning program covers both recommissioning and retrocommissioning.

Xcel Energy rebates help offset Recommissioning costs

Study rebates: Xcel Energy helps pay for up-front Recommissioning study costs**—up to 75% of the study cost (not to exceed \$25,000).

Implementation rebates: Xcel Energy provides rebates of \$400/kW or \$0.045/kWh and/or \$5/Dth for natural gas customers. You can even earn more if you implement within nine months after your study is approved.

**Participation in these rebate programs are subject to important terms, conditions and restrictions, including eligibility restrictions. To learn more, please visit xcelenergy.com/Recomm or contact your Xcel Energy account manager.