



Retro-Commissioning Case Study Trottier Middle School Southborough, MA



The Challenge

The Trottier Middle School had been experiencing problems with the performance and control of their heating and cooling equipment for some time, and despite repeated attempts to correct these, there was confusion over whether their mechanical or controls contractor was responsible for correcting the problems. B2Q was asked to conduct an independent engineering assessment of their HVAC system and building controls to identify specific corrective actions.

The Opportunities

By conducting an on-site investigation and also analyzing trend logs, B2Q identified numerous problems including equipment running continuously, cooling compressors operating during the winter, non-modulating air dampers, out of adjustment equipment schedules and controls, and equipment being manually overridden, among others.

The Results

Based upon our recommendations building automation software was updated, schedules were tightened up, control valves were fixed, control algorithms were adjusted, and control parameters were modified, allowing more precise control of equipment. As a result of the cooperative effort of B2Q, the school, and the controls contractor, the schools has realized 30% annual energy savings since the study was completed, while improving occupant comfort.