

Energy Services



Energy costs and operational inefficiencies can significantly impact your bottom line and long-term goals. Control Service Company delivers tailored energy management solutions that reduce energy, improve comfort, and extend equipment life.

 Control Service  Company

Kansas City | Springfield | Manhattan | Wichita
ControlService.com/Energy-Services | 816-560-7299

Save Energy and Improve Your Building

Energy costs and operational inefficiencies can significantly impact your bottom line and long-term goals. Control Service Company delivers tailored energy management solutions that reduce energy, improve comfort, and extend equipment life. Our approach combines advanced HVAC and lighting controls and proactive maintenance to achieve real savings, typically between 15-30%, while improving occupant comfort and extending equipment life. We also manage utility incentives to lower project costs and accelerate ROI. Clients have the flexibility to select the specific services that align with their goals, whether they require a complete energy management program or targeted services to meet specific objectives. Partner with us to optimize performance, support sustainability, and free capital for strategic priorities.

We are now offering the following services

- BAS Audit & Assessment
- Facility Audit & Assessment
- BAS System Optimization
- Ongoing Energy Management Services
- Fractional Energy Management Services
- Performance Contracting
- Utility Data Management
- Equipment Selection Consulting
- Facility Baseline Consulting
- Facility ENERGY STAR Consulting
- BAS Equipment Calibration & Maintenance
- BAS Equipment Replacement
- Monitoring Based Commissioning (MBCx)

Services Available Across All Tiers

- BAS Equipment Calibration & Maintenance
- BAS Equipment Replacement
- Equipment Selection Consulting
- Facility ENERGY STAR Consulting

TIER 1: Historic Insight

A one-time review for clients who want a historic snapshot of system performance and long-term trends with clear implementation direction.

BAS Audit & Assessment

One-time review of BAS system schedules, set points, sequences, and equipment operations. We provide an implementation plan with estimated savings and costs. Optional utility data review and baseline establishment.

Facility Audit & Assessment

One-time review of facility equipment and operational optimization opportunities. Optional ASHRAE Level 1 or 2 Energy Audit. Optional utility data review and baseline establishment.

BAS System Optimization

One-time implementation of optimized schedules, set points, and sequences. We provide staff training, updated documentation, and post-implementation performance summary.

TIER 2: Timely Adjustments

Quarterly reviews for clients who want to make changes before billing impacts their budget.

Fractional Energy Management Services

Quarterly engagement with scheduled calls and/or site visits to review utility usage, costs, and system performance. We provide quarterly optimization reports and recommendations.

Utility Data Management

Comprehensive platform to track costs, usage, baseline performance, historic benchmarks and Energy Use Intensity (EUI). Provides actionable insights for quarterly adjustments.

Facility Baseline Consulting

Establish and maintain accurate baselines for energy performance to support quarterly reviews and planning.

TIER 3: Proactive Approach

Monthly Reviews for clients who want to stay ahead of issues and maximize savings through continuous improvement. This level of engagement ensures anomalies are addressed quickly, preventing inefficiencies before they affect operations or costs.

Ongoing Energy Management Services

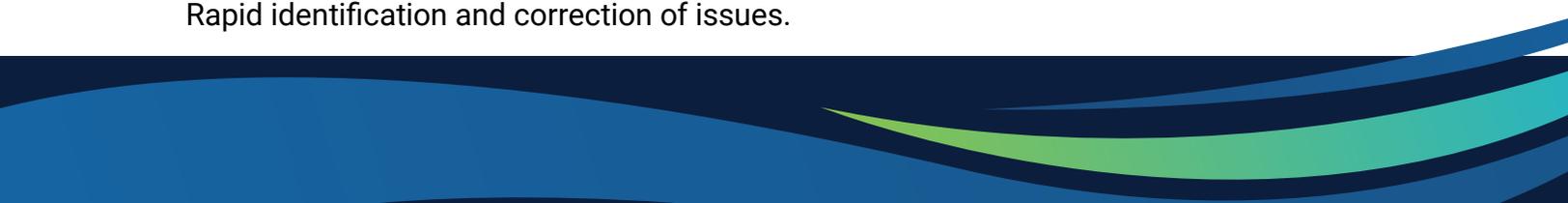
Monthly scheduled calls to review utility usage, costs, and analytics feedback. We provide anomaly detection, recommendations, quarterly optimization reports, and annual summary. Transforms energy management from reactive to proactive.

Performance Contracting

Full-service optimization with monthly monitoring and savings-based payment structure. We provide implementation of optimized schedules, set points, sequences, staff training, and continuous advisory support.

Monitoring-Based Commissioning (MBCx)

Continuous monitoring and commissioning to ensure systems operate at peak efficiency. Rapid identification and correction of issues.





Service Descriptions

BAS Audit & Assessment

1. Client pays for services at an agreed-upon set rate, one time.
2. Provide technical and professional services to review the BAS system/equipment to identify energy and operational optimization opportunities and then provide an implementation plan with estimated savings and costs.
3. Review the BAS system including but not limited to the following:
 - Schedules
 - Set points.
 - Sequences
 - Equipment operations (Requesting/sourcing for Boilers, Chillers, Air Handling Units, etc.)
4. Optional review of utility data and establish a baseline and savings potential.

Facility Audit & Assessment

1. Client pays for services at an agreed-upon set rate, one time.
2. Provide technical and professional services to review the facility equipment and identify energy and operational optimization opportunities. Full ASHRAE Level 1 or 2 Energy Audit is optional.
3. Analyze utility data and establish a baseline and savings potential.
4. Provide an implementation plan with estimated savings and costs.

BAS System Optimization

1. Client pays for services at an agreed-upon set rate, one time.
2. Provide technical and professional services to implement system/equipment energy and operational optimization opportunities including but not limited to the following:
 - Implement optimized schedules
 - Implement optimized set points
 - Implement optimized sequences (resets, economizer logic, Demand Control Ventilation)
3. Provide training to district staff and provide updated documentation and quick-reference guides.
4. Provide post-implementation performance summary.
5. Provide all found deficiencies in mechanical system operation.

Ongoing Energy Management Services

1. Client pays for services at an agreed-upon set rate per quarter.
2. Provide technical and professional services to sustain savings and system performance through continuous monitoring including but not limited to the following:
 - Provide up to an agreed upon amount of labor hours of Energy Management services per calendar quarter. Of the total quarterly labor hours, an agreed upon amount of labor hours may be used for providing onsite technical labor services.

- Monthly scheduled conference phone calls to review utility usage, costs, and feedback from the data analytics. These calls will include discussion of anomalies identified and recommendations to improve operation.
- Quarterly calls and/or site visits to meet with staff and review system/equipment operation and schedules.
- Provide quarterly optimization reports.
- Provide energy efficiency program informational materials for use, such as a flyer on how the thermostats operate.
- Provide an annual Energy Management Report, summarizing the energy use and operation throughout the year.

Fractional Energy Management Services

1. Client pays for services at an agreed-upon set rate per quarter.
2. Provide technical and professional services to sustain savings and system performance through continuous monitoring including but not limited to the following:
 - Provide up to an agreed upon amount of labor hours of Energy Management services per calendar quarter. Of the total quarterly labor hours, an agreed upon amount of labor hours may be used for providing onsite technical labor services.
 - Quarterly scheduled conference phone calls to review utility usage, costs, and feedback from the data analytics. These calls will include discussion of anomalies identified and recommendations to improve operation.
 - Quarterly calls and/or site visits to meet with staff and review system/equipment operation and schedules.
 - Provide an annual Energy Management Report, summarizing the energy use and operation throughout the year.

Performance Contracting

1. Client pays for services through an agreed-upon percentage of the true quarterly utility savings amount.
2. Provide Energy Management services to optimize the BAS System including but not limited to the following:
 - Implement optimized schedules.
 - Implement optimized set points.
 - Implement optimized sequences (resets, economizer logic, Demand Control Ventilation).
3. Provide up to an agreed upon amount of labor hours of Energy Management services per calendar quarter. Of the total quarterly labor hours, an agreed upon amount of labor hours may be used for providing onsite technical labor services.
4. Provide training to district staff and provide updated documentation and quick-reference guides.
5. Monthly scheduled conference phone calls to review utility usage, costs, and feedback from the data analytics. These calls will include discussion of anomalies identified and recommendations to improve operation.
6. Quarterly calls and/or site visits to meet with staff and review system/equipment operation and schedules.
7. Provide quarterly optimization reports.

8. Provide energy efficiency program informational materials for use, such as a flyer on how the thermostats operate.
9. Provide an annual Energy Management Report, summarizing the energy use and operation throughout the year.
10. Advising on other energy related services and projects.
11. Provide a facility baseline based on historic utility usage for each building.
12. Savings for each month calculated on actual utility savings.

Utility Data Management

1. Client pays for services at an agreed-upon set rate per quarter.
2. Provide Utility Data Management services to optimize the data collection and analysis process including but not limited to the following:
 - Provide a comprehensive utility data management platform that tracks costs, usage, baseline performance, and current Energy Use Intensity (EUI), giving you actionable insights to drive continuous improvement.
 - Provide a utility data management platform that can automatically upload utility bills from participating utility providers. Utility bills from non-participating utility providers can still be uploaded with a copy of the bills.

Equipment Selection Consulting

1. Client pays for services at an agreed-upon set rate, one time.
2. Provide technical and professional services on all equipment selections including but not limited to the following:
 - Provide equipment suggestions to optimize facility energy performance.
 - Verify equipment sizing to ensure the equipment can handle the associated facility loads.
 - Provide information on available utility incentives and rebates.
 - Provide lifecycle analysis with utility cost estimates.
 - Provide information on requirements for compliance and certifications.

Facility Baseline Consulting

1. Client pays for services at an agreed-upon set rate, one time.
2. Provide technical and professional services to analyze utility data and establish a baseline for client's facilities.

Facility ENERGY STAR Consulting

1. Client pays for services at an agreed-upon set rate, one time.
2. Provide technical and professional services to help get clients facilities ENERGY STAR rated and in the program.
3. Provide services to manage the facilities in the ENERGY STAR program to help keep them in the program.

BAS Equipment Calibration & Maintenance

1. Client pays for services at an agreed-upon set unit rate.
2. Provide technical and professional services to calibrate or perform maintenance services for BAS equipment including but not limited to the following:
 - Thermostats
 - Humidity Sensors
 - CO2 Sensors
 - Actuators
 - VFDs
 - Flow Sensors
 - Pressure Sensors
 - Controllers
 - Server

BAS Equipment Replacement

1. Client pays for services at an agreed-upon set unit rate.
2. Provide technical and professional services to perform replacement services for BAS equipment including but not limited to the following:
 - Thermostats
 - Humidity Sensors
 - CO2 Sensors
 - Actuators
 - VFDs
 - Flow Sensors
 - Pressure Sensors
 - Controllers
 - Server

Monitoring Based Commissioning (MBCx)

1. Client pays for services at an agreed-upon set unit rate.
 2. Provide technical and professional services to calibrate or perform retro-commissioning services for equipment by continuously monitoring through the Building Automation System (BAS).
 3. Provide quarterly reports identifying all the deficiencies found in equipment operation.
 4. Assist in troubleshooting the existing system deficiencies and track progress.
 5. Provide recommendations for updates to the BAS system as needed to enhance the system's overall efficiency and comfort.
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Common Myths

“Installing a BAS automatically saves energy.”

A BAS is only as good as its programming and ongoing management. Poorly configured systems can waste a significant amount of energy.

“Set it and forget it.”

BAS requires continuous monitoring, tuning, and updates. Seasonal changes, occupancy shifts, and equipment aging demand adjustments.

“Lowering setpoints always saves energy.”

Aggressively lowering temperature or ventilation setpoints can cause comfort complaints and even increase energy use if systems overcompensate.

“Scheduling everything off after hours is enough.”

Some loads (like server rooms or humidity control) need 24/7 operation. Blindly shutting down systems can cause equipment damage or Indoor Air Quality (IAQ) issues.

“VRF cannot recover after a night set back and should run 24/7.”

VRF systems do not need to operate 24/7 to recover from a night setback. With proper configuration, they can recover effectively. However, significant setbacks are not recommended, as VRF systems typically require more time to reach setpoint conditions unless supplemental heating is available.

“Demand limiting works by shutting off equipment during peak demand periods.”

Demand limiting typically adjusts or relaxes setpoints (such as temperature or pressure) and sequences loads to reduce energy use without compromising comfort or system integrity. It rarely involves completely shutting down critical equipment, as that could cause operational issues or occupant discomfort.

“You should schedule your equipment to start early so it reaches setpoint by the time occupants arrive.”

Optimal Start logic, which calculates the exact time equipment needs to start so the space is at setpoint when scheduled occupancy begins. This prevents unnecessary early run times and saves energy while maintaining comfort.



Common Mistakes

Ignoring ongoing Optimization and Monitoring Based Commissioning (MBCx)

Many BAS systems receive initial commissioning after installation, but this process is often limited to a single season. Without ongoing Optimization or Monitoring Based Commissioning (MBCx), system performance can drift over time and lead to inefficiencies.

Overriding controls without tracking.

Manual overrides often stay in place for months, defeating energy strategies.

Not using trend data and analytics.

BAS provides rich data, but failing to analyze trends means missed opportunities for optimization.

Poor integration with other systems.

Lighting, HVAC, and plug loads should work together. Lack of integration leads to conflicting controls.

Failure to train staff.

Operators who don't understand BAS logic often make changes or use manual overrides that could increase energy or occupant discomfort.

Neglecting maintenance of sensors and equipment.

Faulty or dirty sensors and equipment can cause incorrect control, leading to inefficient operation and increased costs. Failing to implement or maintain proper equipment schedules in the BAS. Without schedules, HVAC and lighting systems often run continuously, even during unoccupied periods. This leads to unnecessary energy consumption, increased wear on equipment, and higher utility costs. Proper scheduling ensures systems operate only when needed, aligning with occupancy patterns and business hours.



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