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Energy Conservation in Historic Buildings

David M. Underwood, Brett N. Garret, and Tapan C. Patel

January 2017

Fort Sill, OK, Bldgs. 750 (top) and 462 (bottom)

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Abstract

This work reviewed the U.S. Department of Defense (DoD) stock of buildings that has either been declared historical or deemed eligible for historic building status. Six buildings at Fort Sill, OK, that represent commonly found buildings were selected to be studied for potential Energy Efficiency Measures (EEMs). Three historic buildings at Fort Bliss were also included in the analysis. Computer models of the buildings energy use were developed and used to estimate the potential energy savings of the various EEMs. Costs for the EEMs were estimated, simple paybacks were calculated, and the results were extrapolated to the 15 U.S. climate zones and summarized. A list of EEMs that may be applicable to historic buildings and a general guide to their effectiveness in various climates was developed.

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Executive Summary

This work reviewed the U.S. Department of Defense (DoD) stock of buildings that has either been declared historical or deemed eligible for historic building status. From that list, six buildings at Fort Sill, OK, that represent commonly found buildings were selected to be studied for potential Energy Efficiency Measures (EEMs). Three historic buildings at Fort Bliss that had already been modeled in a previous study were also included in the analysis. Computer models of the buildings energy use were developed and used to estimate the potential energy savings of the various EEMs. Costs for the EEMs were estimated, simple paybacks were calculated, and the results were extrapolated to the 15 U.S. climate zones and summarized. The following results provide a list of EEMs that may be applicable to historic buildings and a general guide to their effectiveness in various climates:

- Note that the most general conclusion is that —as one might intuitively expect— all EEMs yield smaller savings and are therefore less economical in milder climates.
- **Replacement of mechanical equipment controls** (to allow setpoint and schedule changes) was by far the most cost effective measure with an average simple payback of less than 2 months for all buildings in all climate zones. The costs assumed were the minimum needed to allow setpoint and schedule changes. In many cases it is desirable to make changes to controls, such as installing Direct Digital Controls (DDC) for all equipment.
- **Reduction of infiltration** was also very effective with a payback of less than 5 years in all but 8% of the climate zone building combinations.
- Improvement of **Wall insulation** on the inside of exterior walls was also very cost effective (with a simple payback of less than 5 years) in nine of 15 zones, most of which were in the colder zones.
- Although **Lighting retrofits** typically yield very good paybacks, lighting retrofits did not yield very good paybacks in most of the modeled buildings for two reasons: (1) the lighting density in the buildings modeled was very low so almost no areas were found to be overlit, and (2) all of the buildings had been retrofitted with energy efficient lighting. It was therefore decided not to model the base case with less efficient lighting or with overlit conditions because lighting retrofits have already been done in most DoD buildings. This differs from the ap-

proach taken for other EEMs such as scheduling in which, after modeling the building as found (referred to “As Is” in the modeling), the building was modeled without the EEM (scheduling) to determine the baseline. Therefore this result should be regarded as an anomaly; in general, lighting controls retrofits should always be considered.

- Improvement of **Roof/Attic Insulation** was found to rarely be a very good saver. Only Bldg. 441 had simple paybacks of less than 15 years, and then only in seven (cooler) climate zones.
- **Replacement of Mechanical Equipment** was found to have a relatively good payback. As expected, replacing chillers in warm climates and boilers in cold climates has a much better payback than the reverse.
- The use of **Renewable Energy** was found to be physically feasible in two buildings (3419 and 1803). Wind turbines would distract from the historic nature of the area. Photovoltaic (PV) panels could be installed on the roof of Bldg. 3419 as could water heating panels. However, there was not enough demand for hot water in this administrative building to justify this measure. PV has potential on Bldg. 3419, but the payback is relatively long at 21 to 40 years. In Bldg. 1803, the replacement of conventional boiler/chiller with ground source heat pumps was found to have a good payback (1 to 7 years) depending on climate zone. Note that, although good payback was found even in the colder climate zones, it may not be practical in the colder climate zones. Also of note is that no costs were included for supplemental heating that may be needed in some climates.
- Improvement of **Ground Floor Insulation** was found to be somewhat cost effective with paybacks ranging from 5.4 to 9.9 years. This was found feasible in only one building, which has a crawl space type foundation that allows relatively easy access to insulate the floor.

Tables ES1 to ES9 summarize the analysis in the form of simple payback (Initial cost[\$]/Savings[\$]/year) for the various buildings and climate zones. Note that Bldgs. 441, 462, 463, 750, 1803, and 3419 are located at Fort Sill, OK, and Bldgs. 1, 115, and 1103 are located at Fort Bliss, TX.

Table ES1. Simple payback resulting from decreasing infiltration.

Zone		1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
Bldg.																
441		6.1	2.0	3.0	1.7	2.9	3.4	1.5	2.3	2.0	1.2	1.9	1.0	1.2	0.8	0.5
462		4.0	1.7	3.3	1.1	2.5	2.0	0.9	1.8	1.5	0.5	0.8	0.5	0.6	0.5	0.3
463		1.7	0.6	1.0	0.6	1.2	1.1	0.6	0.7	0.8	0.4	0.5	0.4	0.4	0.3	0.2
750		4.5	5.7	8.6	4.7	7.5	25.1	4.4	6.7	8.9	1.9	3.0	1.8	1.7	1.2	0.9
1803		3.0	0.9	2.0	0.9	1.1	2.1	1.0	1.0	1.3	0.6	1.2	0.6	0.6	0.5	0.4
3419		0.4	0.2	0.2	0.1	0.3	0.4	0.1	0.3	0.3	0.1	0.2	0.1	0.1	0.1	0.1

Table ES2. Simple payback resulting from improving wall insulation.

Zone		1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
Bldg.																
441		9.7	6.1	9.8	4.7	8.1	9.8	4.0	5.3	5.0	3.0	3.6	2.5	2.7	1.9	1.4
1		8.4	8.7	7.6	7.0	10.1	45.6	6.1	9.2	8.4	4.9	6.5	4.5	4.8	3.5	2.3
1103		20.6	20.2	26.9	19.5	18.6	17.3	26.5	20.4	27.4	29.1	25.5	36.2	25.3	35.4	48.2
Avg static pressure (SP)		13.7														

Table ES3. Simple payback resulting from improving roof/attic insulation.

Zone		1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
Bldg.																
441		28.5	22.3	19.4	20.3	19.2	62.9	16.2	13.8	18.2	12.7	11.8	10.8	10.0	7.8	4.8
462		109.2	99.7	43.7	96.4	60.7	116.2	75.5	90.8	119.5	140.9	110.1	127.4	63.1	158.9	113.1
463		42.7	81.8	31.2	81.2	45.7	87.4	90.1	63.5	87.3	92.5	74.7	86.1	42.8	91.3	40.4
750		208.5	166.5	145.4	131.7	120.3	159.2	130.6	108.1	123.6	137.2	104.9	104.4	72.6	107.8	32.5
1803		240.4	201.0	88.9	174.9	19.2	174.9	186.2	153.9	167.0	169.1	194.4	162.7	86.6	221.2	67.9
Avg SP		92.7														

Legend:

Very good (green) = 0 to 5

Good (yellow) = 5 to 15

Bad (red) = 15 +

Table ES4. Simple payback resulting from replacing mechanical equipment.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
462	100.1	33.8	46.2	22.0	30.2	23.9	15.5	20.8	17.5	10.8	13.1	9.8	10.2	7.9	5.7
463	33.0	6.5	11.7	4.6	6.8	5.9	3.5	4.6	4.2	2.5	2.8	2.3	2.4	1.8	1.5
750	1614.7	44.2	76.9	19.7	32.0	30.2	10.4	14.9	11.6	7.1	8.8	5.7	6.3	4.2	2.7
1803	7.0	3.9	4.7	2.4	4.6	6.3	2.1	2.7	2.9	1.5	1.8	1.4	1.5	1.2	1.0
3419	0.5	0.5	0.5	0.5	0.6	0.8	0.5	0.7	0.8	0.5	0.5	0.5	0.5	0.5	0.1
1103	81.5	9.8	11.9	5.6	5.6	6.6	3.8	4.0	4.4	3.2	3.5	3.3	3.2	3.0	2.7
Avg SP	28.4														

Table ES5. Simple payback resulting from replacing mechanical equipment controls.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
441	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
462	0.3	0.3	0.3	0.3	0.3	0.4	0.3	0.3	0.3	0.2	0.3	0.2	0.2	0.2	0.2
463	0.2	0.1	0.3	0.1	0.2	0.2	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1
750	0.3	0.4	0.4	0.4	0.4	0.5	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5
1803	0.7	0.4	0.6	0.4	0.5	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.2	0.2
3419	0.5	0.5	0.5	0.5	0.6	0.8	0.5	0.7	0.8	0.5	0.5	0.5	0.5	0.5	0.1
1	0.2	0.2	0.2	0.1	0.2	0.1	0.1	0.2	0.1	0.1	0.1	0.0	0.1	0.1	0.1
115	0.2	0.2	0.2	0.2	0.2	0.5	0.2	0.3	0.3	0.2	0.2	0.1	0.2	0.1	0.1
Avg SP	0.3														

Legend: Very good (green) = 0 to 5 Good (yellow) = 5 to 15 Bad (red) = 15 +

Table ES6. Simple payback resulting from lighting retrofits.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
462	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4
463	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4
750	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8
1803	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2
3419	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2
1	13.9	15.1	15.0	16.3	16.4	19.5	18.6	18.2	21.1	19.5	20.1	20.6	20.9	22.1	25.9
115	5.0	5.6	5.5	6.1	5.9	6.7	6.7	6.6	7.1	8.0	7.8	8.5	8.7	9.9	12.2
Avg SP	18.3														

Table ES7. Simple payback resulting from PV panels retrofit.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
3419	25.5	27.8	21.6	25.7	21.0	24.0	28.2	20.9	34.2	29.1	23.5	29.7	28.1	29.1	40.3
Avg SP	27.2														

Table ES8. Simple payback resulting from improving ground floor insulation.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
1103	87.2	35.4	32.1	26.7	21.4	13.1	26.8	19.4	15.4	29.5	18.5	29.8	21.7	25.9	28.4
Avg SP	28.8														

Table ES9. Simple payback resulting from the use of skylighting.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
1103	5.4	6.1	6.1	6.6	6.4	8.1	6.9	6.8	8.7	6.8	7.3	7.0	7.5	7.4	9.9
Avg SP	7.1														

Legend:

Very good (green) = 0 to 5

Good (yellow) = 5 to 15

Bad (red) = 15 +

Contents

Abstract	ii
Executive Summary	iii
Tables and Figures	x
Preface	xiv
1 Introduction	1
1.1 Background	1
1.2 Objectives	1
1.3 Approach	2
2 Energy Terms	3
2.1 Heating and cooling degree days	3
2.2 Climate zones	3
2.3 eQUEST – The Quick Energy Simulation Tool	5
2.3.1 Overview	5
2.3.2 Inputs	5
2.3.3 Outputs	6
2.4 Btus, Therms, and MMBtus	6
2.5 Watts, Kilowatts (kW), and Kilowatt-Hour (kWh)	6
2.6 Footcandles and lumens	6
2.7 Economizer	7
3 DoD Stock of Historic and Potentially Historic Buildings	8
3.1 Most prevalent building types	9
3.1.1 Barracks	9
3.1.2 Hangars	10
3.1.3 Administrative facilities	10
3.1.4 Summary	10
3.2 Selection of an Army installation	13
4 Fort Sill and Buildings Modeled	15
4.1 Building descriptions	15
4.1.1 Bldg. 441	15
4.1.2 Bldg. 462	17
4.1.3 Bldg. 463	18
4.1.4 Bldg. 750	20
4.1.5 Bldg. 1803	21
4.1.6 Bldg. 3419	22
4.2 Approach to finding and evaluating ECMs	23
4.2.1 Bldg. 441 energy use – “as is”	24
4.2.2 Bldg. 462 energy use – “as is”	27
4.2.3 Bldg. 463 energy use – “as is”	27

4.2.4	Bldg. 750 energy use – “as is”	27
4.2.5	Bldg. 1803 energy use – “as is”	27
4.2.6	Bldg. 3419 energy use – “as is”	28
4.3	The building model results – “Original State”	28
4.3.1	Bldg. 441 energy use – “Original State”	28
4.3.2	Bldg. 462 energy use – “Original State”	28
4.3.3	Bldg. 463 energy use – “Original State”	28
4.3.4	Bldg. 750 energy use – “Original State”	29
4.3.5	Bldg. 1803 energy use – “Original State”	29
4.3.6	Bldg. 3419 energy use – “Original State”	29
4.4	Energy efficiency measures	29
4.4.1	Bldg. 441 EEM Descriptions, implementation costs and savings by climate zone	30
4.4.2	Bldg. 462 EEM savings by climate zone	36
4.4.3	Bldg. 463 EEM savings by climate zone	43
4.4.4	Bldg. 750 EEM savings by climate zone	49
4.4.5	Bldg. 1803 EEM savings by climate zone	56
4.4.6	Bldg. 3419 EEM savings by climate zone	63
5	Fort Bliss and Buildings Modeled	71
5.1	Buildings modeled	71
5.1.1	Bldg. 1	71
5.1.2	Bldg. 115	72
5.1.3	Bldg. 1103	74
5.2	The building model results – “as is”	75
5.2.1	Bldg. 1 energy use – “as is”	75
5.2.2	Bldg. 115 energy use – “as is”	75
5.2.3	Bldg. 1103 energy use – “as is”	75
5.3	EEMs considered	76
5.3.1	Bldg. 1 EEM savings by climate zone	76
5.3.2	Bldg. 115 EEM savings by climate zone	82
5.3.3	Bldg. 1103 EEM savings by climate zone	87
6	Historic Building Energy Savings Spreadsheet Tool	94
7	Summary and Conclusions	95
	References	101
	Acronyms and Abbreviations	103
	Report Documentation Page (SF 298)	105

Tables and Figures

Tables

ES1	Simple payback resulting from decreasing infiltration	v
ES2	Simple payback resulting from improving wall insulation	v
ES3	Simple payback resulting from improving roof/attic insulation	v
ES4	Simple payback resulting from replacing mechanical equipment.....	vi
ES5	Simple payback resulting from replacing mechanical equipment controls.....	vi
ES6	Simple payback resulting from lighting retrofits	vii
ES7	Simple payback resulting from PV panels retrofit	vii
ES8	Simple payback resulting from improving ground floor insulation.....	vii
ES9	Simple payback resulting from the use of skylighting	vii
1	Climate zone definitions	4
2	Example climate zone cities	5
3	Historical assets in DoD.....	8
4	– Army Installations with over 1,000 historic facilities.....	9
5	– HQIIS database sorting results for six Midwest installations	14
6	Bldg. 441 details	15
7	Bldg. 462 details.....	17
8	Bldg. 463 details.....	18
9	Bldg. 750 details.....	20
10	Bldg. 1803 details	21
11	Bldg. 3419 details	22
12	EUI of various buildings – “as is”	25
13	Summary of “as is” and original energy use.....	29
14	Bldg. 441, savings and payback summary, Climate Zone 1A (Miami, FL).....	31
15	Bldg. 441, savings and payback summary, Climate Zone 2A (Houston, TX).....	32
16	Bldg. 441, savings and payback summary, Climate Zone 2B (Phoenix, AZ)	32
17	Bldg. 441, savings and payback summary, Climate Zone 3A (Memphis, TN).....	32
18	Bldg. 441, savings and payback summary, Climate Zone 3B (El Paso, TX)	32
19	Bldg. 441, savings and payback summary, Climate Zone 3C (San Francisco, CA)	33
20	Bldg. 441, savings and payback summary, Climate Zone 4A (Baltimore, MD).....	33
21	Bldg. 441, savings and payback summary, Climate Zone 4B (Albuquerque, NM).....	33
22	Bldg. 441, savings and payback summary, Climate Zone 4C (Seattle, WA).....	33
23	Bldg. 441, savings and payback summary, Climate Zone 5A (Chicago, IL).....	34
24	Bldg. 441, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	34
25	Bldg. 441, savings and payback summary, Climate Zone 6A (Burlington, VT)	34
26	Bldg. 441, savings and payback summary, Climate Zone 6B (Helena, MT).....	34
27	Bldg. 441, savings and payback summary, Climate Zone 7A (Duluth, MN)	35

Tables

28	Bldg. 441, savings and payback summary, Climate Zone 8A (Fairbanks, AK).....	35
29	Bldg. 462, savings and payback summary, Climate Zone 1A (Miami, FL)	37
30	Bldg. 462, savings and payback summary, Climate Zone 2A (Houston, TX).....	37
31	Bldg. 462, savings and payback summary, Climate Zone 2B (Phoenix, AZ)	38
32	Bldg. 462, savings and payback summary, Climate Zone 3A (Memphis, TN)	38
33	Bldg. 462, savings and payback summary, Climate Zone 3B (El Paso, TX)	38
34	Bldg. 462, savings and payback summary, Climate Zone 3C (San Francisco, CA)	38
35	Bldg. 462, savings and payback summary, Climate Zone 4A (Baltimore, MD)	39
36	Bldg. 462, savings and payback summary, Climate Zone 4B (Albuquerque, NM).....	39
37	Bldg. 462, savings and payback summary, Climate Zone 4C (Seattle, WA)	39
38	Bldg. 462, savings and payback summary, Climate Zone 5A (Chicago, IL).....	39
39	Bldg. 462, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	40
40	Bldg. 462, savings and payback summary, Climate Zone 6A (Burlington, VT)	40
41	Bldg. 462, savings and payback summary, Climate Zone 6B (Helena, MT)	40
42	Bldg. 462, savings and payback summary, Climate Zone 7A (Duluth, MN).....	40
43	Bldg. 462, savings and payback summary, Climate Zone 8A (Fairbanks, AK)	41
44	Bldg. 463, savings and payback summary, Climate Zone 1A (Miami, FL)	44
45	Bldg. 463, savings and payback summary, Climate Zone 2A (Houston, TX).....	44
46	Bldg. 463, savings and payback summary, Climate Zone 2B (Phoenix, AZ)	44
47	Bldg. 463, savings and payback summary, Climate Zone 3A (Memphis, TN)	44
48	Bldg. 463, savings and payback summary, Climate Zone 3B (El Paso, TX)	45
49	Bldg. 463, savings and payback summary, Climate Zone 3C (San Francisco, CA)	45
50	Bldg. 463, savings and payback summary, Climate Zone 4A (Baltimore, MD)	45
51	Bldg. 463, savings and payback summary, Climate Zone 4B (Albuquerque, NM).....	45
52	Bldg. 463, savings and payback summary, Climate Zone 4C (Seattle, WA)	46
53	Bldg. 463, savings and payback summary, Climate Zone 5A (Chicago, IL).....	46
54	Bldg. 463, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	46
55	Bldg. 463, savings and payback summary, Climate Zone 6A (Burlington, VT)	46
56	Bldg. 463, savings and payback summary, Climate Zone 6B (Helena, MT)	47
57	Bldg. 463, savings and payback summary, Climate Zone 7A (Duluth, MN).....	47
58	Bldg. 463, savings and payback summary, Climate Zone 8A (Fairbanks, AK)	47
59	Bldg. 750, savings and payback summary, Climate Zone 1A (Miami, FL)	50
60	Bldg. 750, savings and payback summary, Climate Zone 2A (Houston, TX).....	51
61	Bldg. 750, savings and payback summary, Climate Zone 2B (Phoenix, AZ)	51
62	Bldg. 750, savings and payback summary, Climate Zone 3A (Memphis, TN)	51
63	Bldg. 750, savings and payback summary, Climate Zone 3B (El Paso, TX)	51
64	Bldg. 750, savings and payback summary, Climate Zone 3C (San Francisco, CA)	52
65	Bldg. 750, savings and payback summary, Climate Zone 4A (Baltimore, MD)	52
66	Bldg. 750, savings and payback summary, Climate Zone 4B (Albuquerque, NM).....	52

Tables

67	Bldg. 750, savings and payback summary, Climate Zone 4C (Seattle, WA)	52
68	Bldg. 750, savings and payback summary, Climate Zone 5A (Chicago, IL).....	53
69	Bldg. 750, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	53
70	Bldg. 750, savings and payback summary, Climate Zone 6A (Burlington, VT)	53
71	Bldg. 750, savings and payback summary, Climate Zone 6B (Helena, MT)	53
72	Bldg. 750, savings and payback summary, Climate Zone 7A (Duluth, MN).....	54
73	Bldg. 750, savings and payback summary, Climate Zone 8A (Fairbanks, AK)	54
74	Bldg. 1803, savings and payback summary, Climate Zone 1A (Miami, FL)	58
75	Bldg. 463, savings and payback summary, Climate Zone 2A (Houston, TX).....	58
76	Bldg. 1803, savings and payback summary, Climate Zone 2B (Phoenix, AZ)	58
77	Bldg. 463, savings and payback summary, Climate Zone 3A (Memphis, TN)	58
78	Bldg. 1803, savings and payback summary, Climate Zone 3B (El Paso, TX).....	59
79	Bldg. 1803, savings and payback summary, Climate Zone 3C (San Francisco, CA).....	59
80	Bldg. 1803, savings and payback summary, Climate Zone 4A (Baltimore, MD).....	59
81	Bldg. 1803, savings and payback summary, Climate Zone 4B (Albuquerque, NM)	59
82	Bldg. 1803, savings and payback summary, Climate Zone 4C (Seattle, WA)	60
83	Bldg. 1803, savings and payback summary, Climate Zone 5A (Chicago, IL)	60
84	Bldg. 1803, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)....	60
85	Bldg. 1803, savings and payback summary, Climate Zone 6A (Burlington, VT).....	60
86	Bldg. 1803, savings and payback summary, Climate Zone 6B (Helena, MT).....	61
87	Bldg. 1803, savings and payback summary, Climate Zone 7A (Duluth, MN)	61
88	Bldg. 1803, savings and payback summary, Climate Zone 8A (Fairbanks, AK)	61
89	Bldg. 3419, savings and payback summary, Climate Zone 1A (Miami, FL)	65
90	Bldg. 3419, savings and payback summary, Climate Zone 2A (Houston, TX).....	65
91	Bldg. 3419, savings and payback summary, Climate Zone 2B (Phoenix, AZ).....	65
92	Bldg. 3419, savings and payback summary, Climate Zone 3A (Memphis, TN)	65
93	Bldg. 3419, savings and payback summary, Climate Zone 3B (El Paso, TX)	66
94	Bldg. 3419, savings and payback summary, Climate Zone 3C (San Francisco, CA).....	66
95	Bldg. 3419, savings and payback summary, Climate Zone 4A (Baltimore, MD)	66
96	Bldg. 3419, savings and payback summary, Climate Zone 4B (Albuquerque, NM).....	66
97	Bldg. 3419, savings and payback summary, Climate Zone 4C (Seattle, WA)	67
98	Bldg. 3419, savings and payback summary, Climate Zone 5A (Chicago, IL)	67
99	Bldg. 3419, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	67
100	Bldg. 3419, savings and payback summary, Climate Zone 6A (Burlington, VT)	67
101	Bldg. 3419, savings and payback summary, Climate Zone 6B (Helena, MT)	68
102	Bldg. 3419, savings and payback summary, Climate Zone 7A (Duluth, MN).....	68
103	Bldg. 3419, savings and payback summary, Climate Zone 8A (Fairbanks, AK)	68
104	Fort Bliss, Bldg. 1 details	71
105	Bldg. 115 Fort Bliss details	73

Tables

106	Fort Bliss Bldg. 1103, details	74
107	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 1A (Miami, FL)	77
108	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 2A (Houston, TX)	77
109	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 2B (Phoenix, AZ)	77
110	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 3A (Memphis, TN)	77
111	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 3B (El Paso, TX)	78
112	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 3C (San Francisco, CA)	78
113	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 4A (Baltimore, MD)	78
114	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 4B (Albuquerque, NM)	78
115	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 4C (Seattle, WA)	79
116	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 5A (Chicago, IL)	79
117	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	79
118	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 6A (Burlington, VT)	79
119	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 6B (Helena, MT)	80
120	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 7A (Duluth, MN)	80
121	Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 8A (Fairbanks, AK)	80
122	Bldg. 115 savings and payback summary, Climate Zone 1A (Miami, FL)	83
123	Bldg. 115 savings and payback summary, Climate Zone 2A (Houston, TX)	83
124	Bldg. 115 savings and payback summary, Climate Zone 2B (Phoenix, AZ)	83
125	Bldg. 115 savings and payback summary, Climate Zone 3A (Memphis, TN)	83
126	Bldg. 115 savings and payback summary, Climate Zone 3B (El Paso, TX)	84
127	Bldg. 115 savings and payback summary, Climate Zone 3C (San Francisco, CA)	84
128	Bldg. 115 savings and payback summary, Climate Zone 4A (Baltimore, MD)	84
129	Bldg. 115 savings and payback summary, Climate Zone 4B (Albuquerque, NM)	84
130	Bldg. 115 savings and payback summary, Climate Zone 4C (Seattle, WA)	84
131	Bldg. 115 savings and payback summary, Climate Zone 5A (Chicago, IL)	85
132	Bldg. 115 savings and payback summary, Climate Zone 5B (Colorado Springs, CO)	85
133	Bldg. 115 savings and payback summary, Climate Zone 6A (Burlington, VT)	85
134	Bldg. 115 savings and payback summary, Climate Zone 6B (Helena, MT)	85
135	Bldg. 115 savings and payback summary, Climate Zone 7A (Duluth, MN)	85
136	Bldg. 115 savings and payback summary, Climate Zone 8A (Fairbanks, AK)	86
137	Bldg. 1103 savings and payback summary, Climate Zone 1A (Miami, FL)	88
138	Bldg. 1103 savings and payback summary, Climate Zone 2A (Houston, TX)	88
139	Bldg. 1103 savings and payback summary, Climate Zone 2B (Phoenix, AZ)	88
140	Bldg. 1103 savings and payback summary, Climate Zone 3A (Memphis, TN)	89
141	Bldg. 1103 savings and payback summary, Climate Zone 3B (El Paso, TX)	89
142	Bldg. 1103 savings and payback summary, Climate Zone 3C (San Francisco, CA)	89
143	Bldg. 1103 savings and payback summary, Climate Zone 4A (Baltimore, MD)	89
144	Bldg. 1103 savings and payback summary, Climate Zone 4B (Albuquerque, NM)	90

Tables

145	Bldg. 1103 savings and payback summary, Climate Zone 4C (Seattle, WA)	90
146	Bldg. 1103 savings and payback summary, Climate Zone 5A (Chicago, IL)	90
147	Bldg. 1103 savings and payback summary, Climate Zone 5B (Colorado Springs, CO).....	90
148	Bldg. 1103 savings and payback summary, Climate Zone 6A (Burlington, VT).....	91
149	Bldg. 1103 savings and payback summary, Climate Zone 6B (Helena, MT)	91
150	Bldg. 1103 savings and payback summary, Climate Zone 7A (Duluth, MN)	91
151	Bldg. 1103 savings and payback summary, Climate Zone 8A (Fairbanks, AK)	91
152	Simple payback resulting from decreasing infiltration	98
153	Simple payback resulting from improving wall insulation	98
154	Simple payback resulting from improving roof/attic insulation	98
155	Simple payback resulting from replacing mechanical equipment.....	99
156	Simple payback resulting from replacing mechanical equipment controls.....	99
157	Simple payback resulting from lighting retrofits	100
158	Simple payback resulting from PV panels retrofit	100
159	Simple payback resulting from improving ground floor insulation.....	100
160	Simple payback resulting from the use of skylighting	100

Figures

1	Climate zone map	4
2	Bldg. 441.....	15
3	Bldg. 462	17
4	Bldg. 463	18
5	Bldg. 750	20
6	Bldg. 1803	21
7	Bldg 441 “as is” annual energy use.....	26
8	Bldg. 441, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone	35
9	Bldg. 441, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	35
10	Bldg. 441, annual cost savings resulting from EEM “Wall Insulation,” by climate zone	35
11	Bldg. 441, simple payback resulting from EEM “Wall Insulation,” by climate zone	35
12	Bldg. 441, annual cost savings resulting from EEM “Roof/Attic Insulation,” by climate zone.....	36
13	Bldg. 441, simple payback resulting from EEM “Roof/Attic Insulation,” by climate zone	36
14	Bldg. 441, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	36
15	Bldg. 441, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	36
16	Bldg. 462, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone	41
17	Bldg. 462, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	41
18	Bldg. 462, annual cost savings resulting from EEM “Lighting Controls,” by climate zone	41
19	Bldg. 462, simple payback resulting from EEM “Lighting Controls,” by climate zone	41

Figures

20	Bldg. 462, annual cost savings resulting from EEM “Roof/Attic Insulation,” by climate zone	42
21	Bldg. 462, simple payback resulting from EEM “Roof/Attic Insulation,” by climate zone.....	42
22	Bldg. 462, annual cost savings resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.....	42
23	Bldg. 462, simple payback resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.....	42
24	Bldg. 462, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	42
25	Bldg. 462, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	42
26	Bldg. 463, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone.....	48
27	Bldg. 463, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	48
28	Bldg. 463, annual cost savings resulting from EEM “Lighting Controls,” by climate zone.....	48
29	Bldg. 463, simple payback resulting from EEM “Lighting Controls,” by climate zone	48
30	Bldg. 463, annual cost savings resulting from EEM “Roof/Attic Insulation,” by climate zone	48
31	Bldg. 463, simple payback resulting from EEM “Roof/Attic Insulation,” by climate zone.....	48
32	Bldg. 463, annual cost savings resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.....	49
33	Bldg. 463, simple payback resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.....	49
34	Bldg. 463, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	49
35	Bldg. 463, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	49
36	Bldg. 750, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone.....	54
37	Bldg. 750, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	54
38	Bldg. 750, annual cost savings resulting from EEM “Lighting Controls,” by climate zone.....	55
39	Bldg. 750, simple payback resulting from EEM “Lighting Controls,” by climate zone	55
40	Bldg. 750, annual cost savings resulting from EEM “Roof/Attic Insulation,” by climate zone	55
41	Bldg. 750, simple payback resulting from EEM “Roof/Attic Insulation,” by climate zone.....	55
42	Bldg. 750, annual cost savings resulting from EEM “Replace Chiller EEM,” by climate zone	55
43	Bldg. 750, simple payback resulting from EEM “Replace Chiller EEM,” by climate zone.....	55
44	Bldg. 750, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	56
45	Bldg. 750, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	56
46	Heat pump specifications.....	57
47	Bldg. 1803, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone	62

Figures

48	Bldg. 1803, simple payback resulting from EEM “Reduce Infiltration,” by climate zone.....	62
49	Bldg. 1803, annual cost savings resulting from EEM “Lighting Controls,” by climate zone	62
50	Bldg. 1803, simple payback resulting from EEM “Lighting Controls,” by climate zone.....	62
51	Bldg. 1803, annual cost savings resulting from EEM “Roof/Attic Insulation,” by climate zone	62
52	Bldg. 1803, simple payback resulting from EEM “Roof/Attic Insulation,” by climate zone	62
53	Bldg. 1803, annual cost savings resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone	63
54	Bldg. 1803, simple payback resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.....	63
55	Bldg. 1803, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone.....	63
56	Bldg. 1803, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	63
57	Bldg. 3419, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone.....	68
58	Bldg. 3419, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	68
59	Bldg. 3419, annual cost savings resulting from EEM “Lighting Controls,” by climate zone.....	69
60	Bldg. 3419, simple payback resulting from EEM “Lighting Controls,” by climate zone	69
61	Bldg. 3419, annual cost savings resulting from EEM “PV Cells,” by climate zone	69
62	Bldg. 3419, simple payback resulting from EEM “PV Cells,” by climate zone.....	69
63	Bldg. 3419, annual cost savings resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone	69
64	Bldg. 3419, simple payback resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.....	69
65	Bldg. 3419, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone.....	70
66	Bldg. 3419, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone	70
67	Bldg. 1, Fort Bliss	71
68	Bldg. 115, administrative building	72
69	Bldg. 1103, general purpose warehouse.....	74
70	Fort Bliss Bldg. 1, lighting details.....	76
71	Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone	80
72	Bldg. 1, Fort Bliss, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	80
73	Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “High Efficiency Lighting,” by climate zone	81
74	Bldg. 1, Fort Bliss, simple payback resulting from EEM “High Efficiency Lighting,” by climate zone	81
75	Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “Wall Insulation,” by climate zone	81

Figures

76	Bldg. 1, Fort Bliss, simple payback resulting from EEM “Wall Insulation,” by climate zone.....	81
77	Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone	81
78	Bldg. 1, Fort Bliss, simple payback resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone	81
79	Bldg. 1, Fort Bliss, total EEM payback, by climate zone	82
80	Bldg. 1, Fort Bliss, lighting power density specifications.....	82
81	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone	86
82	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	86
83	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “High Efficiency Lighting,” by climate zone.....	86
84	Bldg. 115, Fort Bliss, simple payback resulting from EEM “High Efficiency Lighting,” by climate zone	86
85	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone.....	87
86	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone.....	87
87	Bldg. 115, Fort Bliss, total EEM payback, by climate zone	87
88	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Reduce Infiltration,” by climate zone	92
89	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Reduce Infiltration,” by climate zone	92
90	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Use Condensing Furnaces,” by climate zone	92
91	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Use Condensing Furnaces,” by climate zone	92
92	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Wall Insulation EEM,” by climate zone	92
93	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Wall Insulation EEM,” by climate zone	92
94	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Ground Floor Insulation EEM,” by climate zone	93
95	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Ground Floor Insulation EEM,” by climate zone.....	93
96	Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Use Skylighting EEM,” by climate zone	93
97	Bldg. 115, Fort Bliss, simple payback resulting from EEM “Use Skylighting EEM,” by climate zone	93
98	Bldg. 115, Fort Bliss, total EEM payback.....	93

Preface

This study was conducted for the Office of the Assistant Secretary of Defense for Energy, Installations, and Environment (OASD[EI&E]) under the Legacy Resource Management Program, Project 15-777, “Identify Life Cycle Cost Benefits of Energy Efficiency in Historic Buildings.” The technical monitor was Michelle Volkema, DoD Deputy Federal Preservation Officer, OASD(EI&E).

The work was performed by the Energy Branch (CFE) of the Facilities Division (CF), U.S. Army Engineer Research and Development Center, Construction Engineering Research Laboratory (ERDC-CERL). Thanks are owed to the Legacy program for funding this research. Special credit is bestowed upon Adam Smith and Megan Tooker, of the Cultural Resources group at ERDC-CERL, for their assistance in analyzing the types and number of historic buildings within DoD and the selection of buildings to model. Great appreciation is owed to the Fort Sill, OK, personnel who generously assisted with these tasks. At the time of publication, Gisselle Rodriguez was Acting Chief, CEERD-CFE; L. Michelle J. Hanson was Acting Chief, CEERD-CF; and Kurt Kinnevan, CEERD-CZT was the Technical Director for Installations. The Deputy Director of ERDC-CERL was Dr. Kirankumar V. Topudurti and the Director was Dr. Ilker R. Adiguzel.

COL Bryan S. Green was Commander of ERDC, and Dr. Jeffery P. Holland was the Director.

1 Introduction

1.1 Background

The U.S. Department of Defense (DoD) is required by several executive orders (EO 13693 [2015], EO 13423 [2007], EO 13123 [1999]) and other laws and policies (EPACT 2005, EISA 2007, Army Directive 2014-02 [SA 2014]) to decrease energy consumption and increase the use of renewable energy where life cycle cost effective. Specifically, the Army is required by law to reduce overall facility energy use by 30% by 2015 and to eliminate fossil fuel use in new and renovated facilities by 2030.

Currently, over 30% of DoD's buildings are over 50 years old. By 2025, DoD real property more than 50 years old will increase to nearly 70%, and will become eligible for National Register of Historic Places evaluation. However, the energy efficiency measures (EEMs) commonly taken to make required energy efficiency improvements in buildings are often difficult or impossible to implement on historic buildings because they involve making changes to the buildings that violate the requirements of the Historical Preservation Act (HPA). For example, installation of solar panels on a roof commonly alters the building's historic appearance.

In such cases, energy efficiency studies must meet dual (and sometimes conflicting) requirements, to enable historic buildings to conserve energy while preserving their historic and cultural nature and appearance. This work was undertaken to help military installations meet those requirements in historic buildings on DoD sites.

1.2 Objectives

The objective of this work was to help military installations meet energy efficiency and HPA requirements in onsite historic buildings by: (1) assessing all factors affecting energy use in historic buildings, (2) analyzing the effects of EEMs on energy use, and (3) prioritizing and optimizing the use of combinations of EEMs in typical building types in various climate zones across the United States.

1.3 Approach

This work reviewed the DoD stock of buildings that has either been declared historical or deemed eligible for historic building status. To generate findings applicable to this large number of many types of historic (or potentially historical) buildings, this analysis selected a representative set of similar historic buildings. Computer models of the selected buildings were developed using the eQUEST building energy simulation software tool. Selected EEMs were evaluated for their potential to yield energy and cost savings, while maintaining compliance with the HPA, which is intended to preserve historical and archaeological sites in the United States of America. The results of these analyses were then extrapolated to similar buildings in other climate zones, and then summarized to provide a guide on the use of various EEMs (or combinations of EEMs) typically applicable to various historic building types in different U.S. climate zones.

2 Energy Terms

2.1 Heating and cooling degree days

“Degree days” are essentially a simplified representation of outside air temperature data. They are widely used in the energy industry for calculations relating to the effect of outside air temperature on building energy consumption.

“Heating degree days,” or “HDD,” are a measure of how much (in degrees), and for how long (in days), outside air temperature was lower than a specific “base temperature” (or “balance point”). They are used in calculations relating to the energy consumption required to heat buildings.

“Cooling Degree Days,” or “CDD,” are a measure of how much (in degrees), and for how long (in days), outside air temperature was higher than a specific base temperature. They are used for calculations relating to the energy consumption required to cool buildings.

2.2 Climate zones

Climate zones represent geographical areas of the United States with various heating and cooling needs (Figure 1). These needs are measured in the number of Heating Degree Days and Cooling Degree Days an area has. There are eight different climate zones in the United States (Table 1). The eight climate zones are further divided based on the moisture of the area, for a total of 15 different zone divisions. The three divisions are A (moist), B (dry), and C (marine). Table 2 lists an example city for each of the 15 different zone divisions.

Figure 1. Climate zone map.

Table 1. Climate zone definitions.

Zone Number	Thermal Criteria	
	IP Units*	SI Units*
1	9000 < CDD50°F	5000 < CDD10°C
2	6300 < CDD50°F ≤ 9000	3500 < CDD10°C ≤ 5000
3A and 3B	4500 < CDD50°F ≤ 6300 and HDD65°F ≤ 5400	2500 < CDD10°C ≤ 3500 and HDD18°C ≤ 3000
4A and 4B	CDD50°F ≤ 4500 and HDD65°F ≤ 5400	CDD10°C ≤ 2500 and HDD18°C ≤ 3000
3C	HDD65°F ≤ 3600	HDD18°C ≤ 2000
4C	3600 < HDD65°F ≤ 5400	2000 < HDD18°C ≤ 3000
5	5400 < HDD65°F ≤ 7200	3000 < HDD18°C ≤ 4000
6	7200 < HDD65°F ≤ 9000	4000 < HDD18°C ≤ 5000
7	9000 < HDD65°F ≤ 12600	5000 < HDD18°C ≤ 7000
8	12600 < HDD65°F	7000 < HDD18°C

*IP = "inch-pound"; SI - Systeme Internationale

Source: <http://www.energyvanguard.com/knowledge/us-climate-zones>

Table 2. Example climate zone cities.

Climate Zone	Example City, State
1A	Miami, FL
2A	Houston, TX
2B	Phoenix, AZ
3A	Memphis, TN
3B	El Paso, TX
3C	San Francisco, CA
4A	Baltimore, MD
4B	Albuquerque, NM
4C	Seattle, WA
5A	Chicago, IL
5B	Colorado Springs, CO
6A	Burlington, VT
6B	Helena, MT
7A	Duluth, MN
8A	Fairbanks, AK

2.3 eQUEST – The Quick Energy Simulation Tool

2.3.1 Overview

The eQUEST building energy simulation tool (Hirsch 2010), which is based on DOE-2 (Hirsch 2016), has undergone decades of development. DOE-2 was originally developed by the Department of Energy. The eQUEST graphical interface allows users with limited simulation experience to quickly develop three-dimensional simulation models of a particular building design. These simulations incorporate building location, orientation, wall/roof construction, window properties, as well as Heating, Ventilating, and Air-Conditioning (HVAC) systems, daylighting and various control strategies, along with the ability to evaluate design options for any single or combination of energy conservation measure(s).

2.3.2 Inputs

Initial input is done via the “wizard,” which is broken into a “Schematic Design Wizard” and a “Design Development Wizard.” The model’s complexity can begin with a simple box and single-zone to the actual design, with the ability to import inputs from AutoCAD (*.dwg) files with complex

occupancy schedules and rate schedules. Although the use of default values allow for quick development of building models, the use of too many default values without verification can produce unreliable results.

2.3.3 Outputs

The general outputs from eQUEST include annual energy consumption and associated costs for a particular building design. Included in the extensive output reports are:

- Summary of Inputs (schedules, building construction characteristics, summary of load components and peak loads)
- HVAC System Characteristics (input characteristics, system size, runtimes, capacity, and air/fluid flow)
- Hourly Reports from user-specified building components.

2.4 Btus, therms, and MMBtus

A British Thermal Unit (Btu) is a unit of work, equivalent to the amount of work needed to raise the temperature of a pound of water by a single degree Fahrenheit. As it is not an SI unit, it is only commonly used in North America, where the energy content of fuels is often given in Btus. This measure is used to express the energy use of buildings in terms of Btu/year. This unit is most commonly used when describing energy associated with heating. A therm is equivalent to 100,000 Btus. An MMBtu is 1,000,000 Btus.

2.5 Watts, kilowatts (kW), and kilowatt-hour (kWh)

A kilowatt is a unit of power used most commonly to describe instantaneous electricity use. A kW is equivalent to 1,000 watts. A kWh is a unit of energy, which is the integrated power use over time. For example if a device uses 10 kW of power for 1 hour then 10kWh of energy has been consumed.

2.6 Footcandles and lumens

A footcandle (abbreviated fc, lm/ft², or sometimes ft-c) is a non-SI unit of illuminance or light intensity. The name “footcandle” conveys “the illuminance cast on a surface by a one-candle source 1 ft away.”

The unit is defined as the amount of illumination the inside surface of a 1-ft radius sphere would receive if there were a uniform point source of

one candela in the exact center of the sphere. Alternatively, it can be defined as the illuminance on a 1-ft² surface of which there is a uniformly distributed flux of 1 lumen. Thus 1 footcandle is equal to 1 lumen/ft², or approximately 10.764 lux.

2.7 Economizer

There are a variety of “economizer” types and modes of operation. As its name implies, the function of the economizer is to “economize” or save on cooling costs. Economizers discussed in this report refer to the introduction of outside air into the building when its energy content is less than the return air from the building (i.e., “free cooling” using outside air rather than mechanical cooling”).

3 DoD Stock of Historic and Potentially Historic Buildings

The first phase of this project involved determining the types and number of historic buildings in DoD (Table 3). The purpose of this was to target the two most prevalent building types so the resulting Energy Conservation Measures (ECMs) would have the widest potential application. Table 3 lists the results of a query of the DoD Real Property Assets Database (RPAD). The query criteria were:

- Include Services (exclude Washington Headquarters Services [WHS])
- Include the United States and its Territories (exclude Foreign assets)
- Include Federal assets (exclude Army Designated State Sites)
- Include Buildings and Structures (exclude Linear Structures and Land)
- Exclude assets with Interest Type of Lease
- Exclude Historic Status Code = Department of Natural Resources (DNR)
- Exclude Disposed Assets (Assets with a Disposal Completion Date).

For purposes of this report:

- The term “All Assets” is defined as all DoD real property assets regardless of/including all historic status code (HSC), i.e., historic and non-historic assets (including buildings and structures).
- The term “Historic Assets” is defined as real property assets eligible for listing or listed in the National Register of Historic Places (NRHP).

The data in Table 3 indicate that, of the four Service Branches, the Army has the most historic buildings, in fact more than 50% of DoD’s historic building inventory. Because of this, the Army historic building stock was investigated further. Data drawn from the “Real Property Summary Installation and Site Statistics for Fiscal Year 2016 Quarter 1” (also known as the “Army Green Book”) indicate that there are 12 Army installations with more than 1000 historic facilities (Table 4).

Table 3. Historical assets in DoD.

Service Branch	All Assets	Historic Assets	All Assets 40-49 Years Old
Army	190,512	36,245	11,893
Navy	77,615	14,458	8,789
U.S. Marine Corps (USMC)	36,901	4,618	2,505
Air Force	71,784	5,465	6,587
DoD	376,812	60,786	29,774

Table 4 – Army Installations with over 1,000 historic facilities.

Installation	State	Number of Historic Facilities
Joint Base Lewis-McChord	Washington	3850
Letterkenny Army Depot	Pennsylvania	2838
McAlester Army Ammunition Plant	Oklahoma	2156
Fort Bragg	North Carolina	2084
Tooele Army Depot	Utah	1985
Fort Hood	Texas	1833
Pueblo Chemical Depot	Colorado	1546
Milan Army Ammunition Plant	Tennessee	1515
Anniston Army Depot	Alabama	1383
White Sands Missile Range	New Mexico	1174
Fort Bliss	Texas	1129
Blue Grass Army Depot	Kentucky	1030

While this count of “historic facilities” does not reflect the exact number of historic buildings (a facility can be something other than a building), it does reveal the relative number of historic buildings because the majority of facilities are buildings.

3.1 Most prevalent building types

Based on the experiences of CERL’s Cultural Resources Branch, the most common building types are (ordered by prevalence):

1. Barracks
2. Hangars
3. Administrative buildings.

3.1.1 Barracks

While barracks is the number one building type, the majority of barracks were built during the Cold War (1946-1975). Most of the pre-1946 barracks are now used as administrative buildings. This is a consequence of the space currently required per soldier, and the difficulty to modify these historic structures to meet modern barracks space requirements.

Any barracks built DoD-wide during the “cold war era” have a Program Comment in place that basically states that any changes and modifications to these buildings do not require any State Historic Preservation Office (SHPO) consultation or have a need to meet any Federal preservation

standards. Therefore, they are not of interest to this project and were not considered for modeling and analysis.

Also, the Navy did not have many pre-WWII* barracks. In that time, Navy sailors were generally either sheltered on the ship, or were on leave so the Navy had no need to billet sailors when not on a ship. Most Marine Corps barracks are now used as administrative buildings/office space as well.

3.1.2 Hangars

There are probably four to eight hangars on every airfield, whether or not they are historic. There are also good examples at Pensacola (and Randolph) of these hangars being used as a Post Exchanges (PXs), Gymnasiums, and administrative buildings.

3.1.3 Administrative facilities

There are many different styles and ages of administrative facilities with a variety of historic statuses (eligible, individually eligible, and not eligible). Pre-1946 barracks are mostly used as administrative buildings now and are almost all are historic. A variety of construction materials were used (brick, stone, wood, and concrete). The construction materials used also varied across the services. Most historic hospital buildings are also now used as administrative buildings as well.

3.1.4 Summary

This preliminary characterization of DoD buildings has revealed several general findings:

1. Old barracks (1946-1975) are unlikely to ever be designated as historic buildings.
2. Newer barracks (built after 1975) are not historic buildings due their age.
3. Nearly all pre-1946 barracks are historic buildings and are now administrative buildings.

Based on these findings, information was gathered from several candidate installations where the project team had previously done work.

*WWII = World War II; WWI = World War I

3.1.4.1 *Army*

Fort Knox, KY, has buildings dating from the Interwar period. The buildings here were mostly brick, and multistoried. The team is familiar with eight of these buildings and the hospital (which is now used for administrative functions as well). With 4,602 HDD and 1,421 CDD, the climate at Fort Knox has a good mix of heating and cooling needs.

Fort Leavenworth, KS, has buildings dating from the pre-Civil War to Interwar periods. These historic buildings are constructed of a mixture of wood, brick, and stone. The team is familiar with approximately nine of these buildings. With 5,177 HDD, 1,590 CDD, the climate at Fort Leavenworth has a good mix of heating and cooling needs.

Fort Riley, KS, has buildings dating from the Civil War to the Interwar period, representing a mix of wood, brick, and stone construction. Fort Riley has 5,267 HDD and 1,843 CDD.

Fort Sill, OK, has buildings dating from the Civil War to the Interwar period, representing a mix of wood, brick, and stone. Fort Sill has 3,523 HDD and 2,831 CDD.

Fort Benning, GA, has 2,643 HDD, 2,242 CDD.

Fort Bliss, TX, has buildings dating from the 1880s to the Interwar period, the majority of which are stucco over wood. Fort Bliss has 2,802 HDD and 2,568 CDD.

Fort Huachuca has buildings dating from 1880 to the Interwar period, all of which are wood barracks from pre-1946, except for one remaining stucco (maybe over terracotta) building.

Fort Drum, NY, has no remaining pre-WWII barracks or administrative buildings,

3.1.4.2 *Navy*

Pensacola, FL, has buildings dating from WWI to the Interwar period, principally hangars and administrative buildings. (Pensacola took over a former Army fort and the barracks are now in Navy use.)

Jacksonville, FL, has buildings (hangars) dating from WWII.

The Norfolk, VA, Naval Base has buildings dating from the 1890s to the Interwar period, principally hangars and administrative buildings.

The Portsmouth, ME, Naval Shipyard has buildings dating from the 19th century, consisting of former industrial space now used as administrative offices.

The Norfolk, VA, Naval Shipyard has buildings dating mostly from the 19th century, consisting of former industrial space now used as administrative offices.

Naval Base San Diego has buildings (administrative buildings and hangars) dating from the Interwar period.

3.1.4.3 Marines

Quantico, VA, has buildings dating from the Interwar period, including brick multistory Interwar barracks now used as administrative buildings, and a few remaining hangars (the oldest of which is now a gymnasium).

Neither Camp Pendleton, CA, nor Camp Lejeune, NC, have any historic buildings.

Parris Island, SC, has buildings dating from the 1880s to WWI, most of which are old Navy industrial buildings now used as administrative buildings.

3.1.4.4 Air Force

Much of the historic infrastructure at Air Force installations consists of buildings that remain from former Army Airfields. The Cold War Air Force bases, built in 1950s, are mostly concrete block buildings.

Fort Sam Houston, TX, has buildings dating from the Civil War to the Interwar period. The Air Force base, which was formerly an Army installation, now contains a variety of wood and brick administrative buildings.

Francis E. Warren Air Force Base (AFB), WY has buildings dating from the 1880s to the Interwar period. The Air Force base, which was formerly an Army installation, now contains brick administrative buildings

Randolph AFB, TX has buildings dating from the Interwar period. The Air Force base was formerly an Army Air Corps base.

Maxwell-Gunter AFB, AL has buildings dating from the Interwar period. The Air Force base was formerly an Army Air Corps base.

3.1.4.5 The Selection

Because of the large number of historic buildings in the Army and the project team's familiarity with Army installations, the selection process focused on Army installations. Another factor considered was the number and variety of building construction methods — because the types of EEMs possible depend on the construction method and materials used. The desirable factors considered include:

- active Army installation
- significant heating and cooling needs (based on climate)
- significant number of buildings designated as eligible for historic status
- non-unique facilities.

Based on these factors, facilities such as warehouses and vehicle maintenance facilities were eliminated from consideration since they are rarely cooled. Also, while most installations have a historic church, they are used intermittently and are typically unique.

3.2 Selection of an Army installation

The next step in selecting the buildings to be studied was to identify Army installations that had the type of historic buildings of interest. The Headquarters Installation Information System (HQIIS) database was used to develop a list of potential sites to visit. This Army database includes a category code for the historical status of an item. Items not listed as buildings were eliminated from consideration. The list was further sorted to exclude buildings less than 5,000 ft² in size. Installations known to CERL's cultural resources people and were relatively close to CERL were searched and a table of prevalent building types was constructed (Table 5).

Table 5 – HQIIS database sorting results for six Midwest installations.

Installation	Administrative Buildings, General Purpose	General Instruction Building	Enlisted Unaccompanied Personnel Housing	Museum	Trainee Bks	Bn HQ* Bldg	HDD	CDD
Leavenworth	32	4	0	1	0	0	5177	1590
Knox	15	1	8	1	30	0	4602	1421
Sill	10	4	19	7	5	8	3523	2831
Benning	11	6	0	0	30	3	2643	2242
Riley	21	1	16	8	0	1	5267	1843
Bragg	14	0	12	2	0	11	2969	2127
Total	103	16	55	19	65	23		

*Battalion (Bn); Headquarters (HQ)

One further criteria sought was the existence of a significant heating and cooling season. This is indicated from historical weather data that are summarized in terms of HDD and CDD. Fort Sill was found to have the highest combined heating and cooling needs, a fair number of historic buildings, and a good mix of historic building types.

The real property database (HQIIS) was studied to narrow down a specific list of buildings to be studied. Some key building characteristics contained in the database include Building Type, Design Use, and Current Use. Unfortunately nearly every item in every database listed the same code for both Design and Current use. It appears that when a building's Current Use is changed, the Design Use and Design Use changed to the same value. Six main building types were found (Table 5). Three building types were found to be most prevalent: Administrative General Purpose, Unaccompanied Enlisted Personnel Housing, and Trainee Barracks. Trainee Barracks were prevalent at two of the installations, but virtually non-existent at the others. As expected from the experiences of CERL's Cultural Resources Branch, the Administrative General Purpose were prevalent at all the listed installations. The Unaccompanied Enlisted Personnel Housing were fairly prevalent at most of the sites. The six building types were selected based on the available data and consultations with the sponsor.

4 Fort Sill and Buildings Modeled

Fort Sill remains the only active Army installation of all the forts on the South Plains built during the Indian Wars. There were several major construction periods at Fort Sill Military Reservation during the 20th century: the New Post construction period, ca. 1909-1911; the World War I mobilization construction period, ca. 1917; the Academic area construction period, ca. 1933-1938; and the World War II mobilization construction period, 1939-1945. The last of these four construction phases, the World War II mobilization construction period, is addressed in this historic context. A vast amount of construction was carried out across the Nation from 1939 to 1945, defined by John S. Garner as the years of World War II mobilization construction (Garner 1993. Smith 1970). War-related construction included the completion of both the Command Facilities, “designed for use in the actual maintenance and operation of the Army, rather than for purposes of procurement,” and the Industrial Facilities, built for the production of war materiel.

4.1 Building descriptions

4.1.1 Bldg. 441

Figure 2. Bldg. 441.

Table 6. Bldg. 441 details.

Parameter	Measure
Year Built	1870
Square Footage (ft ²)	10,614
# of Stories	1 + ½ basement
Use Type	Museum

Parameter	Measure
Envelope	
Roof	
Construction	Wood Frame (24 in o.c. est.), Shingles
Insulation type and thickness	None (est.)
Wall	
Construction	Stone (10 in.)
Insulation type/thickness/location	None
Floor/Basement	
Construction	Crawlspace/basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Single Pane, Wood Frame, Tint
Gross % of wall area (Overall)	10.2%
Occupancy	
Use type	Museum
Hours	0700-1700 M-F
Average # of Occupants (if available)	Not Applicable (N/A)
HVAC	
Heating System	Air Source Heat Pumps
Cooling System	Air Source Heat Pumps
Domestic Hot Water System	Natural Gas Fired, 30 Gallon Tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	T8 with some T12, Exhibits are light emitting diode (LED) and incandescent
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls	Switches

Bldg. 441 was originally built as a barracks for cavalry soldiers. At one time, the basement was used as a prison. Bldg. 441 is now a museum that has intermittent open hours, but is occupied regularly from 8 a.m. to 5 p.m. by staff who care for the contents, set up displays, and perform the other tasks necessary to keep the museum running.

4.1.2 Bldg. 462

Figure 3. Bldg. 462.

Table 7. Bldg. 462 details.

Parameter	Measure
Year Built	1935
Square Footage ft ²	33,425
# of Stories	3 + basement
Use Type	Administrative
Envelope	
Roof	
Construction	Wood Frame (24 in o.c. est.), clay tiles
Insulation type and thickness	R-13 batt, no rad barrier
Wall	
Construction	Concrete masonry unit (12 in.)
Insulation type/thickness/location	None
Floor/Basement	
Construction	Basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Single Pane, Wood Frame, Clear Double Pane, Aluminum Frame, Clear Single Pane, Aluminum Frame, Clear
Gross % of wall area (Overall)	26.9%
Occupancy	
Use type	Administrative

Parameter	Measure
Hours	0700-1700 M-F
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Hot Water Coils
Cooling System	Chilled Water Coils
Domestic Hot Water System	Natural Gas Fired, 191 Gallon Tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	Unknown
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls?	Switches

4.1.3 Bldg. 463

Figure 4. Bldg. 463.

Table 8. Bldg. 463 details.

Parameter	Measure
Year Built	1913
Square Footage ft ²	18,170
# of Stories	2 + basement
Use Type	Administrative
Envelope	

Parameter	Measure
Roof	
Construction	Wood Frame, Clay tiles
Insulation type and thickness	None
Wall	
Construction	Concrete Masonry Unit (12 inches)
Insulation type/thickness/location	Solid Grouted
Floor/Basement	
Construction	Crawlspace/basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Double Pane, Aluminum Frame, Clear Double Pane, Aluminum Frame, Tint
Gross % of wall area (Overall)	47.3%
Occupancy	
Use type	Administrative
Hours	0800-1700 M-F
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Hot Water Coils and Boiler
Cooling System	Chilled Water Coils and Chiller
Domestic Hot Water System	Natural Gas Fired, 28 Gallon Tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	T8 with some T12, Exhibits are LED/INC*
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls	Switches
* Light Emitting Diode/Incandescent (LED/INC)	

4.1.4 Bldg. 750

Figure 5. Bldg. 750.

Table 9. Bldg. 750 details.

Parameter	Measure
Year Built	1934
Square Footage ft ²	38,480
# of Stories	3 + basement
Use Type	Administrative
Envelope	
Roof	
Construction	Wood Frame, Clay tile
Insulation type and thickness	None
Wall	
Construction	Concrete Masonry Unit (12 in. est.)
Insulation type/thickness/location	Solid Grouted
Floor/Basement	
Construction	Basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Single Pane, Wood Frame, Clear
Gross % of wall area (Overall)	36.4%
Occupancy	
Use type	Administrative
Hours	0700-1700 M-F

Parameter	Measure
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Hot Water Coils
Cooling System	Chilled Water Coils
Domestic Hot Water System	Natural Gas Fired, 116 Gallon Tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	T8 with some T12, Exhibits are LED/INC
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls	Switches

4.1.5 Bldg. 1803

Figure 6. Bldg. 1803.

Table 10. Bldg. 1803 details.

Parameter	Measure
Year Built	1939
Square Footage ft ²	8,076
# of Stories	2 + ½ basement
Use Type	Administrative
Envelope	
Roof	
Construction	Wood Frame, clay tiles
Insulation type and thickness	None
Wall	
Construction	Stone

Parameter	Measure
Insulation type/thickness/location	None
Floor/Basement	
Construction	Crawlspace
Insulation type/thickness/location	None (est.)
Windows	
Glazing/Frame/Features	Single Pane, Aluminum Frame
Gross % of wall area (Overall)	20.1%
Occupancy	
Use type	Administrative
Hours	0800-1700 M-F
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Ground Source Heat Pumps
Cooling System	Ground Source Heat Pumps
Domestic Hot Water System	Natural Gas Fired, 17 Gallon Tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	T8 with some T12, Exhibits are LED/INC
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls?	Switches

4.1.6 Bldg. 3419

Table 11. Bldg. 3419 details.

Parameter	Measure
Year Built	1954
Square Footage ft ²	37,735
# of Stories	3 + basement
Use Type	Administrative
Envelope	
Roof	
Construction	Concrete (4 in.)
Insulation type and thickness	None
Wall	
Construction	Concrete Masonry Unit (12 in. est.)
Insulation type/thickness/location	None

Parameter	Measure
Floor/Basement	
Construction	Basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Double Pane, Aluminum Frame, Clear
Gross % of wall area (Overall)	12.0%
Occupancy	
Use type	Administrative
Hours	0700-1800 M-F
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Hot Water Coils
Cooling System	Chilled Water Coils
Domestic Hot Water System	Natural Gas Fired, 149 Gallon Tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	T8 with some T12, Exhibits are LED/INC
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls	Switches

4.2 Approach to finding and evaluating ECMs

The first step of the analysis was to model the buildings as they exist, to review the modeled energy use, and to compare expected use to metered data in the cases in which reliable metered data were available. Where metered data were available, data from Fiscal Year 2015 (FY15) were used. The energy modeling software used here (eQUEST) uses a 30-year average climate data. The 30-year weather data were compared to FY15 weather data and it was found that there were 16% more Cooling Degree Days (a measure of required cooling) and 4% fewer HDD (a measure of required heating) in FY15. Unfortunately many of the buildings that were modeled either had no metered data or had data that were unreliable. When that was the case a typical Energy Use Index (EUI) was used to evaluate the reasonableness of the results. EUI is a measure of a building's annual energy use per area of building envelope. This of course varied with a number of factors, some of the major ones being the type of building use and climate zone. A database of EUIs, created from data contained in the 2003

Commercial Buildings Energy Consumption Survey (CBECS) was used to get an average EUI for buildings as close as possible to the buildings modeled (Column “EUI Typical” in Table 12). Parameters used to get a typical EUI for a particular building type include age, use type, HDD, and CDD. Table 12 summarizes the modeling results.

Second, the building models were evaluated to identify retrofits that had already been done that affect energy use and that were likely not to have been done to similar buildings. The retrofits that were thought may not have been done to similar buildings were removed from the models. This was done so that the potential measure to save energy would not be lost on other potential buildings solely because it had already been done on the particular building that was modeled. Retrofits that likely have been done to most buildings were kept in the “Original State” model. Many historic buildings for instance were not originally air-conditioned, but if they are currently used as an administrative building they most likely have been retrofitted with air-conditioning.

Third, ECMs were put in the models and evaluated for energy and cost savings to determine those that are most economically viable. Only measures that could be feasibly done on a historic structure were evaluated. Insulation on the exterior, for example, was not evaluated.

The fourth and final step in modeling was to evaluate the models for other climate zones.

Utility rates reflecting the average DoD cost (according to DoD Energy Management Report 2015) of \$0.0939/kWh and \$0.7780/therm natural gas were used for all sites.

4.2.1 Bldg. 441 energy use – “as is”

An eQUEST model was created for the building in its current state and the building energy use was simulated. Figure 7 shows the results.

Table 12. EUI of various buildings – “as is.”

Bldg	Bldg Type	ft²	Electric			Gas			Total MMBtu Billed	Total MMBtu Simulated	KBTu/ft² Billing	EUI Simulated KBTu/ft²	EUI Typical KBTu/ft²	EUI % Difference
			Billed (kWh)	Simulation (kWh)	Delta	Billed (MMBtu)	Simulation (MMBtu)	Delta						
441	Museum	10,614	215,826	188,070	13%		7	#DIV/0!	736	649	69	61	57	7%
462	Admin	33,425	960,451	493,720	49%	19,178	1,057	94%	22,455	2,742	672	82	81	1%
463	Admin	18,170	48,337	287,610	-495%		887	#DIV/0!	165	1,868	9	103	53	48%
750	Admin	38,480	143,347,745	688,580	100%	73	230	-213%	489,176	2,579	12712	67	81	-21%
1803	Admin (Contracting)	8,076	72,484	95,640	-32%	115	7	94%	363	334	45	41	47	-14%
3419	Battalion HQ (Barracks now Admin)	37,735	No data	367,880	#VALUE!		841	#DIV/0!	#VALUE!	2,097	#VALUE!	56	82	-48%

Figure 7. Bldg 441 “as is” annual energy use.

The simulated annual energy use for Bldg 441 is 188,070 kWh/year of electricity and 7 MMBtu/year of gas. With 10,614 ft² of envelope area, this equates to an EUI of 60 kBtu/ft²/yr. According to the CBECS survey, the typical EUI for this building type in this climate is 57 kBtu/ft²/yr. This is a good correlation.

4.2.2 Bldg. 462 energy use – “as is”

The simulated annual energy use for Bldg. 462 is 493,720 kWh/year of electricity and 1,057.3 MMBtu/year of gas. With 33,425 ft² of envelope area, this equates to an EUI of 82 kBtu/ft²/yr. According to the CBECS survey, the typical EUI for this building type in this climate is 81 kBtu/ft²/yr. This is a good correlation.

4.2.3 Bldg. 463 energy use – “as is”

The simulated annual energy use for Bldg. 463 is 287,610 kWh/year of electricity and 887 MMBtu/year of gas. With 18,170 ft² of envelope area, this equates to an EUI of 103 kBtu/ft²/yr. According to the CBECS survey, the typical EUI for this building type in this climate is 53 kBtu/ft²/yr, a significant difference. There are many reasons for this large difference. The building currently has virtually no insulation, a clay roof, and masonry walls. The cooling system energy usage is also relatively high at 1.3 kW/ton. So while the modeled energy use was different than initially expected, it is believed to be an accurate model.

4.2.4 Bldg. 750 energy use – “as is”

The simulated annual energy use for Bldg. 750 is 688,580 kWh/year of electricity and 229.9 MMBtu/year of gas. With 38,480 ft² of envelope area, this equates to an EUI of 67 kBtu/ft²/yr. According to the CBECS survey, the typical EUI for this building type in this climate is 81 kBtu/ft²/yr. This can be partially explained by the upgraded HVAC system that is likely more efficient than the typical system in this building type. This is considered close enough to make the model feasible.

4.2.5 Bldg. 1803 energy use – “as is”

The simulated annual energy use for Bldg. 1803 is 95,640 kWh/year of electricity and 7.17 MMBtu/year of gas. With 8,076 ft² of envelope area, this equates to an EUI of 41 kBtu/ft²/yr. According to the CBECS survey, the typical EUI for this building type in this climate is 47 kBtu/ft²/yr. This is considered close enough to make the model feasible.

4.2.6 Bldg. 3419 energy use – “as is”

The simulated annual energy use for Bldg. 3419 is 367,880 kWh/year of electricity and 841.31 MMBtu/year of gas. With 37,735 ft² of envelope area, this equates to an EUI of 56 kBtu/ft²/yr. According to the CBECS survey, the typical EUI for this building type in this climate is 82 kBtu/ft²/yr. This is a 48% difference. The reason for this is that Bldg. 3419 has been recently renovated with many energy savings features. So while the modeled energy use was different than initially expected, it is believed to be an accurate model.

4.3 The building model results – “Original State”

The buildings were next modeled to reflect the state that they would have been expected to be in from the original construction. Retrofits that would have had to have been done to maintain the building in a useful state were left in the model. Retrofits that were done to save energy were removed from the model so that the effect could be evaluated for other buildings of the same type. The most significant changes made to return the buildings to their “original state” were:

- no scheduling of mechanical equipment
- no unoccupied setback of temperatures
- less efficient heating and cooling equipment.

4.3.1 Bldg. 441 energy use – “Original State”

The simulated annual energy use for Bldg. 441 is 621,745 kWh/year of electricity and 42.4 MMBtu/year of gas. With 10,614 ft² of envelope area, this equates to an EUI of 204 kBtu/ft²/yr.

4.3.2 Bldg. 462 energy use – “Original State”

The simulated annual energy use for Bldg. 462 is 959,081 kWh/year of electricity and 3,298.4 MMBtu/year of gas. With 33,425 ft² of envelope area, this equates to an EUI of 197 kBtu/ft²/yr.

4.3.3 Bldg. 463 energy use – “Original State”

The simulated annual energy use for Bldg. 463 is 1,960,400 kWh/year of electricity and 4,937.3 MMBtu/year of gas. With 18,170 ft² of envelope area, this equates to an EUI of 640 kBtu/ft²/yr.

4.3.4 Bldg. 750 energy use – “Original State”

The simulated annual energy use for Bldg. 750 is 1,442,616 kWh/year of electricity and 1,171 MMBtu/year of gas. With 38,480 ft² of envelope area, this equates to an EUI of 158 kBtu/ft²/yr.

4.3.5 Bldg. 1803 energy use – “Original State”

The simulated annual energy use for Bldg. 1803 is 450,660 kWh/year of electricity and 2,765 MMBtu/year of gas. With 8,076 ft² of envelope area, this equates to an EUI of 533 kBtu/ft²/yr.

4.3.6 Bldg. 3419 energy use – “Original State”

The simulated annual energy use for Bldg. 3419 is 1,127,300 kWh/year of electricity and 4,857.4 MMBtu/year of gas (Table 13). With 37,735 ft² of envelope area, this equates to an EUI of 231 kBtu/ft²/yr.

Table 13. Summary of “as is” and original energy use.

Building	As Is			Original State		
	Electric Use (kWh)	Gas Use (MMBtu)	EUI (kBtu/ft ² /yr)	Electric Use (kWh)	Gas Use (MMBtu)	EUI (kBtu/ft ² /yr)
441	188,070	7	61	621,745	42	204
462	493,720	1,057	82	959,081	3,298	197
463	287,610	887	103	1,960,400	4,937	640
750	688,580	230	67	1,442,616	1,171	158
1803	95,640	7	41	450,660	2,765	533
3419	367,880	841	56	1,127,300	4,857	231

4.4 Energy efficiency measures

When considering an energy conservation retrofit on a historic building, the report from past Legacy Project 11-382 “Design Guidelines for Implementing Energy Efficiency Strategies in Historic Properties” is a good reference for determining when a potential retrofit is appropriate. The following measures were considered for all buildings. Those that seemed practical for a particular building were then simulated using the “Original” building model modified to include the EEM, for which the savings were calculated. The EEMs for the Fort Sill buildings were run independently of each other. This means that interactions between measures were not taken into account. If multiple measures are performed, the total actual savings would likely be less than predicted. Costs were estimated using RS Means

data. Most costs were taken from Commercial Renovation Cost Data 2014 and increased at a rate of 3% per year:

- infiltration reduction
 - windows
 - doors
 - penetrations
- lighting fixture/lamp improvements
- lighting controls
- wall insulation
- roof/attic insulation
- replacement of mechanical equipment
- add storm windows
- add roof/ceiling insulation
- programmable thermostat
- duct and pipe insulation
- awning/shading
- PV cells
- solar hot water
- replace mechanical equipment controls
- PV panels.

4.4.1 Bldg. 441 EEM Descriptions, implementation costs and savings by climate zone

The EEMs chosen for Bldg. 441 were:

- **Reduce Infiltration by weatherstripping windows and doors.** Changed from 2.00 air changes per hour (ACH) to 1.00 ACH. The implementation cost was calculated from 66 windows that are 3.16 x 5.33 ft, two doors that are 6.5 x 7.1 ft, and six doors that are 6 x 3 ft for a total of 1,251 ft of weatherstripping, at a cost of \$4.41/ft for a total of \$5,517.
- **Wall Insulation.** Add 2 in. polystyrene (R-8) exterior board insulation to the exterior building walls, where previously there was no insulation. The cost of installing the insulation was estimated using RSMeans. At \$1.62/ ft² and a wall area of approximately 10,614 ft², the total estimated cost is \$17,232.
- **Roof/Attic Insulation.** Add R-38 batt insulation plus radiant barrier to the roof, where previously there was no insulation. The implementation cost was calculated from 10,614 sq. ft. of the building. The cost of

the insulation was found to be \$1.93/ft² in 2014, to which an escalation of 3% per year was added.

- Replace Mechanical Equipment Controls.** Change the building from an occupancy of 24 hours per day every day of the week to an occupancy of 0700-1700 M-F, and unoccupied Sa-Su and on Holidays. Also change the temperature setpoints from occupied and unoccupied cooling and heating of 76 and 74 °F, to occupied cooling and heating of 78 and 68 °F and unoccupied cooling and heating of 85 and 55 °F, respectively. The HVAC system fans were set to operate 2 hours before open and 2 hours after close of the building. The fans were set to cycle at night with no Outside Air, to cycle on via Control Zones only, and to have the capability to operate in a continuous ON mode. When the fan's ON mode is set to continuous, the fan is run continuously during on periods, as opposed to only when heating or cooling is needed. Six thermostats (one for each heat unit) can be used to achieve the above recommendations. A cost of \$300 for the thermostat and 2 hours (\$80/hr) of fixed labor is assumed for a total cost of \$2760.

The model was then run for each EEM in each of the different climate zones using eQUEST. The results are listed in Tables 14-28 and shown in Figures 8-15.

Table 14. Bldg. 441, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	9,565	0	\$898	\$5,516.38	6.1
Wall Insulation	-914	0	-\$86	\$17,232	-200.8
Roof/Attic Insulation	10,234	0	\$961	\$27,429.44	28.5
Replace Mechanical Equipment Controls	319,071	-1	\$29,953	\$2,760	0.2
Total	337,956	-1	\$31,726	\$55,469.82	1.7

Table 15. Bldg. 441, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	28,936	0	\$2,717	\$5,516	2.0
Wall Insulation	30,304	0	\$2,846	\$17,232	6.1
Roof/Attic Insulation	13,127	0	\$1,233	\$27,429	22.3
Replace Mechanical Equipment Controls	304,643	-1	\$28,598	\$2,760	0.1
Total	377,010	-1	\$35,393	52,938	1.5

Table 16. Bldg. 441, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	19,407	0	\$1,822	\$5,516	3.0
Wall Insulation	18,799	0	\$1,765	\$17,232	9.8
Roof/Attic Insulation	15,076	0	\$1,416	\$27,429	19.4
Replace Mechanical Equipment Controls	276,966	-1	\$25,999	\$2,760	0.1
Total	330,248	-1	\$31,003	52,938	1.7

Table 17. Bldg. 441, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	33,763	0	\$3,170	\$5,516	1.7
Wall Insulation	39,153	0	\$3,676	\$17,232	4.7
Roof/Attic Insulation	14,391	0	\$1,351	\$27,429	20.3
Replace Mechanical Equipment Controls	308,351	-1	\$28,946	\$2,760	0.1
Total	395,658	-1	\$37,145	52,938	1.4

Table 18. Bldg. 441, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	20,356	0	\$1,911	\$5,516	2.9
Wall Insulation	22,540	0	\$2,117	\$17,232	8.1
Roof/Attic Insulation	15,246	0	\$1,432	\$27,429	19.2
Replace Mechanical Equipment Controls	271,602	-1	\$25,496	\$2,760	0.1
Total	329,744	-1	\$30,955	52,938	1.7

Table 19. Bldg. 441, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	17,387	0	\$1,633	\$5,516	3.4
Wall Insulation	18,674	0	\$1,753	\$17,232	9.8
Roof/Attic Insulation	4,644	0	\$436	\$27,429	62.9
Replace Mechanical Equipment Controls	230,372	-1	\$21,624	\$2,760	0.1
Total	271,077	-1	\$25,446	52,938	2.1

Table 20. Bldg. 441, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	38,851	0	\$3,648	\$5,516	1.5
Wall Insulation	46,040	0	\$4,323	\$17,232	4.0
Roof/Attic Insulation	18,075	0	\$1,697	\$27,429	16.2
Replace Mechanical Equipment Controls	319,336	-1	\$29,978	\$2,760	0.1
Total	422,302	-1	\$39,646	52,938	1.3

Table 21. Bldg. 441, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	25,903	0	\$2,432	\$5,516	2.3
Wall Insulation	34,426	0	\$3,233	\$17,232	5.3
Roof/Attic Insulation	21,181	0	\$1,989	\$27,429	13.8
Replace Mechanical Equipment Controls	312,257	-1	\$29,313	\$2,760	0.1
Total	393,767	-1	\$36,967	52,938	1.4

Table 22. Bldg. 441, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	28,971	0	\$2,720	\$5,516	2.0
Wall Insulation	36,954	0	\$3,470	\$17,232	5.0
Roof/Attic Insulation	16,039	0	\$1,506	\$27,429	18.2
Replace Mechanical Equipment Controls	281,353	-1	\$26,411	\$2,760	0.1
Total	363,317	-1	\$34,108	52,938	1.6

Table 23. Bldg. 441, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	48,056	0	\$4,512	\$5,516	1.2
Wall Insulation	61,384	0	\$5,764	\$17,232	3.0
Roof/Attic Insulation	23,065	0	\$2,166	\$27,429	12.7
Replace Mechanical Equipment Controls	357,152	-1	\$33,529	\$2,760	0.1
Total	489,657	-1	\$45,971	52,938	1.2

Table 24. Bldg. 441, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	30,941	0	\$2,905	\$5,516	1.9
Wall Insulation	51,408	0	\$4,827	\$17,232	3.6
Roof/Attic Insulation	24,743	0	\$2,323	\$27,429	11.8
Replace Mechanical Equipment Controls	367,934	-1	\$34,541	\$2,760	0.1
Total	475,026	-1	\$44,597	52,938	1.2

Table 25. Bldg. 441, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	59,456	0	\$5,583	\$5,516	1.0
Wall Insulation	72,086	0	\$6,769	\$17,232	2.5
Roof/Attic Insulation	27,086	0	\$2,543	\$27,429	10.8
Replace Mechanical Equipment Controls	389,282	-1	\$36,546	\$2,760	0.1
Total	547,910	-1	\$51,441	52,938	1.0

Table 26. Bldg. 441, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	49,461	0	\$4,644	\$5,516	1.2
Wall Insulation	67,896	0	\$6,375	\$17,232	2.7
Roof/Attic Insulation	29,256	0	\$2,747	\$27,429	10.0
Replace Mechanical Equipment Controls	385,012	-1	\$36,145	\$2,760	0.1
Total	531,625	-1	\$49,912	52,938	1.1

Table 27. Bldg. 441, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	72,028	0	\$6,763	\$5,516	0.8
Wall Insulation	96,047	0	\$9,019	\$17,232	1.9
Roof/Attic Insulation	37,469	0	\$3,518	\$27,429	7.8
Replace Mechanical Equipment Controls	449,935	-1	\$42,241	\$2,760	0.1
Total	655,479	-1	\$61,542	52,938	0.9

Table 28. Bldg. 441, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	112,783	0	\$10,590	\$5,516	0.5
Wall Insulation	134,468	0	\$12,627	\$17,232	1.4
Roof/Attic Insulation	61,208	0	\$5,747	\$27,429	4.8
Replace Mechanical Equipment Controls	579,040	-1	\$54,364	\$2,760	0.1
Total	887,499	-1	\$83,328	52,938	0.6

Figure 8. Bldg. 441, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 9. Bldg. 441, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 10. Bldg. 441, annual cost savings resulting from EEM "Wall Insulation," by climate zone.

Figure 11. Bldg. 441, simple payback resulting from EEM "Wall Insulation," by climate zone.

Figure 12. Bldg. 441, annual cost savings resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 13. Bldg. 441, simple payback resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 14. Bldg. 441, annual cost savings resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

Figure 15. Bldg. 441, simple payback resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

4.4.2 Bldg. 462 EEM savings by climate zone

The EEMs chosen for Bldg. 462 were:

- **Reduce Infiltration.** Infiltration of the building was changed from 2.00 ACH to 1.00 ACH. The implementation cost was calculated from 48 windows that are 4 x 7 ft, 143 windows that are 3.33 x 4.17 ft, and 15 doors that are 3 x 6 ft for a total of 3381 ft of weatherstripping, at a cost of \$4.41/ft.
- **Roof/Attic Insulation.** Add R-38 batt insulation plus radiant barrier to the roof, where previously there was no insulation. The cost of this insulation was estimated using RSMeans. The cost of the insulation was found to be \$1.93/ft² in 2014, to which an escalation of 3% per year was added. With 8,076 ft² of roof/attic area, the estimated cost is \$17,117.
- **Replace Mechanical Equipment.** Replace the building's 88% efficiency boiler with a boiler that is 95% efficient. Using RSMeans, the costs to replace a 2,000 MBH boiler, is estimated at \$29,900 for equipment and \$7,475 for labor, summing to a total cost of \$37,375.

- **Replace Mechanical Equipment Controls.** Change the building from an occupancy of 24 hrs per day every day of the week to an occupancy of 0700-1700 M-F, and unoccupied Sa-Su and on Holidays. It also changed the temperature setpoints from occupied and unoccupied cooling and heating of 74 and 72 °F, to occupied cooling and heating of 78 and 68 °F and unoccupied cooling and heating of 85 and 55 °F, respectively. The HVAC system fans were set to operate 2 hours before open and 2 hours after close of the building.

A time clock for each air handling unit (AHU) and labor can be used to achieve the above recommendations. A cost of \$3,900 for the time clock and \$1,392 of fixed labor (based on previous experience) was assumed. For the three AHUs, this is a total cost of \$15,876.

- **Lighting Controls.** Energy audits of this facility indicated a large number of open areas that had potential for savings via occupancy sensors. A cost of \$0.95/ft² was used based on Zhang et al. (2013). With a facility area of 33,425 ft², the estimated cost is \$31,754.

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 29-43 and shown in Figures 16-25.

Table 29. Bldg. 462, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	35,677	45	\$3,700	\$14,910.21	4.0
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	1,669	0	\$157	\$17,117.41	109.2
Replacement of Mechanical Equipment	0	48	\$373	\$37,375	100.1
Replace Mechanical Equipment Controls	519,582	618	\$53,597	\$15,876	0.3
Total	569,285	711	\$58,987	\$117,032.37	2.0

Table 30. Bldg. 462, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	56,341	457	\$8,846	\$14,910	1.7
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	1,331	6	\$172	\$17,117	99.7
Replacement of Mechanical Equipment	0	142	\$1,105	\$37,375	33.8
Replace Mechanical Equipment Controls	462,042	1,393	\$54,223	\$15,876	0.3
Total	532,071	1,998	\$65,506	117,032	1.8

Table 31. Bldg. 462, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	29,021	234	\$4,546	\$14,910	3.3
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	3,339	10	\$391	\$17,117	43.7
Replacement of Mechanical Equipment	0	104	\$809	\$37,375	46.2
Replace Mechanical Equipment Controls	445,698	1,102	\$50,425	\$15,876	0.3
Total	490,415	1,450	\$57,331	117,032	2.0

Table 32. Bldg. 462, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	74,264	808	\$13,260	\$14,910	1.1
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	1,146	9	\$178	\$17,117	96.4
Replacement of Mechanical Equipment	0	218	\$1,696	\$37,375	22.0
Replace Mechanical Equipment Controls	437,607	1,983	\$56,519	\$15,876	0.3
Total	525,374	3,018	\$72,813	117,032	1.6

Table 33. Bldg. 462, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	29,578	424	\$6,076	\$14,910	2.5
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	2,090	11	\$282	\$17,117	60.7
Replacement of Mechanical Equipment	0	159	\$1,237	\$37,375	30.2
Replace Mechanical Equipment Controls	389,094	1,544	\$48,548	\$15,876	0.3
Total	433,119	2,138	\$57,304	117,032	2.0

Table 34. Bldg. 462, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	26,781	628	\$7,401	\$14,910	2.0
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	574	12	\$147	\$17,117	116.2
Replacement of Mechanical Equipment	0	201	\$1,564	\$37,375	23.9
Replace Mechanical Equipment Controls	318,221	1,855	\$44,313	\$15,876	0.4
Total	357,933	2,696	\$54,585	117,032	2.1

Table 35. Bldg. 462, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	81,510	1,094	\$16,165	\$14,910	0.9
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	1,660	9.1	\$227	\$17,117	75.5
Replacement of Mechanical Equipment	0	309	\$2,404	\$37,375	15.5
Replace Mechanical Equipment Controls	414,817	2,613	\$59,280	\$15,876	0.3
Total	509,344	4,107	\$79,780	117,032	1.5

Table 36. Bldg. 462, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	34,966	631	\$8,192	\$14,910	1.8
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	1,261	9	\$188	\$17,117	90.8
Replacement of Mechanical Equipment	0	231	\$1,797	\$37,375	20.8
Replace Mechanical Equipment Controls	356,946	2,015	\$49,194	\$15,876	0.3
Total	405,530	2,886	\$60,532	117,032	1.9

Table 37. Bldg. 462, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	38,440	809	\$9,904	\$14,910	1.5
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	531	12	\$143	\$17,117	119.5
Replacement of Mechanical Equipment	0	274	\$2,132	\$37,375	17.5
Replace Mechanical Equipment Controls	330,218	2,233	\$48,380	\$15,876	0.3
Total	381,546	3,328	\$61,719	117,032	1.9

Table 38. Bldg. 462, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	141,630	1,801	\$27,311	\$14,910	0.5
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	465	10	\$121	\$17,117	140.9
Replacement of Mechanical Equipment	0	443	\$3,447	\$37,375	10.8
Replace Mechanical Equipment Controls	465,678	3,637	\$72,023	\$15,876	0.2
Total	620,130	5,891	\$104,062	117,032	1.1

Table 39. Bldg. 462, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	96,944	1,329	\$19,443	\$14,910	0.8
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	579	13	\$156	\$17,117	110.1
Replacement of Mechanical Equipment	0	368	\$2,863	\$37,375	13.1
Replace Mechanical Equipment Controls	402,490	3,150	\$62,301	\$15,876	0.3
Total	512,370	4,860	\$85,922	117,032	1.4

Table 40. Bldg. 462, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	143,854	1,950	\$28,679	\$14,910	0.5
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	354	13	\$134	\$17,117	127.4
Replacement of Mechanical Equipment	0	488	\$3,797	\$37,375	9.8
Replace Mechanical Equipment Controls	454,676	3,872	\$72,818	\$15,876	0.2
Total	611,241	6,323	\$106,588	117,032	1.1

Table 41. Bldg. 462, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	134,638	1,835	\$26,919	\$14,910	0.6
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	736	26	\$271	\$17,117	63.1
Replacement of Mechanical Equipment	0	473	\$3,680	\$37,375	10.2
Replace Mechanical Equipment Controls	439,507	3,797	\$70,810	\$15,876	0.2
Total	587,238	6,131	\$102,841	117,032	1.1

Table 42. Bldg. 462, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	160,431	2,286	\$32,850	\$14,910	0.5
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	153	12	\$108	\$17,117	158.9
Replacement of Mechanical Equipment	0	608	\$4,730	\$37,375	7.9
Replace Mechanical Equipment Controls	489,107	4,778	\$83,100	\$15,876	0.2
Total	662,048	7,684	\$121,948	117,032	1.0

Table 43. Bldg. 462, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	211,423	3,141	\$44,290	\$14,910	0.3
Lighting Controls	12,357		\$1,160	\$31,754	27.4
Roof/Attic Insulation	-1,040	32	\$151	\$17,117	113.1
Replacement of Mechanical Equipment	0	840	\$6,535	\$37,375	5.7
Replace Mechanical Equipment Controls	557,736	5,400	\$94,383	\$15,876	0.2
Total	780,476	9,413	\$146,520	117,032	0.8

Figure 16. Bldg. 462, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 17. Bldg. 462, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 18. Bldg. 462, annual cost savings resulting from EEM "Lighting Controls," by climate zone.

Figure 19. Bldg. 462, simple payback resulting from EEM "Lighting Controls," by climate zone.

Figure 20. Bldg. 462, annual cost savings resulting from EEM “Roof/Attic Insulation,” by climate zone.

Figure 21. Bldg. 462, simple payback resulting from EEM “Roof/Attic Insulation,” by climate zone.

Figure 22. Bldg. 462, annual cost savings resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.

Figure 23. Bldg. 462, simple payback resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.

Figure 24. Bldg. 462, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone.

Figure 25. Bldg. 462, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone.

4.4.3 Bldg. 463 EEM savings by climate zone

The EEMs chosen for Bldg. 463 were:

- **Reduce Infiltration.** Infiltration of the building was changed from 2.00 ACH to 1.00 ACH. The implementation cost was calculated from 355 windows that are 2.5 x 5.22 ft, five doors that are 4 x 6 ft, and one door that is 6 x 7 ft for a total of 5570.2 ft of weatherstripping, at a cost of \$4.41/ft.
- **Roof/Attic Insulation** Add R-38 batt insulation to the roof, where previously there was no insulation. The cost of the insulation was found to be \$1.93/ft² in 2014, to which an escalation of 3% per year was added. With 9,085 ft² of roof/attic area, the estimated cost is \$16,216.
- **Replacement of Mechanical Equipment.** Replace the building's 80% efficiency boiler with a boiler that is 95% efficient. Using RSMeans, the costs to replace a 1,000 MBH boiler, is estimated at \$20,100 for equipment and \$5,025 for labor, summing to a total cost of \$25,125.
- **Replace Mechanical Equipment Controls.** Change the building from an occupancy of 24 hrs per day every day of the week to an occupancy of 0800-1700 M-F, and unoccupied Sa-Su and on Holidays. It also changed the temperature setpoints from occupied and unoccupied cooling and heating of 74 and 72 °F, to occupied cooling and heating of 78 and 68 °F and unoccupied cooling and heating of 85 and 55 °F, respectively. The HVAC system fans were set to operate 2 hours before open and 2 hours after close of the building. The fans were set to cycle at night with minimum Outside Air, to use an economizer, and to cycle on via control zones.

A time clock for each AHU, a controller for each Fan-Coil Unit (FCU) and associated labor can be used to achieve the above recommendations. A cost of \$3,900 for the time clock and \$1,392 of fixed labor (based on previous experience) was assumed. A cost of \$172 for each controller, and \$160 of fixed labor was assumed for the FCUs. For two AHUs and eight FCUs, this is a total cost of \$13,240.

- **Lighting Controls.** Energy audits of this facility indicated a large number of open areas that had potential for savings via occupancy sensors. A cost of \$0.95/ft² was used based on Zhang et al. (2013). With a facility area of 18,170 ft², the estimated cost is \$25,892. The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 44-58 and shown in Figures 26-35.

Table 44. Bldg. 463, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	139,883	181	\$14,546	\$24,567.58	1.7
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	3,048	12	\$380	\$16,216.49	42.7
Replacement of Mechanical Equipment	0	98	\$762	\$25,125	33.0
Replace Mechanical Equipment Controls	564,067	544	\$57,198	\$13,240	0.2
Total	721944	835	\$74,289	\$105,041.32	1.4

Table 45. Bldg. 463, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	356,316	943	\$40,795	\$24,568	0.6
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	1,698	5	\$198	\$16,216	81.8
Replacement of Mechanical Equipment	0	498	\$3,874	\$25,125	6.5
Replace Mechanical Equipment Controls	816,159	2,200	\$93,753	\$13,240	0.1
Total	1,189,119	3,646	\$140,024	105041	0.8

Table 46. Bldg. 463, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	208,197	523	\$23,619	\$24,568	1.0
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	4,541	12	\$520	\$16,216	31.2
Replacement of Mechanical Equipment	0	277	\$2,155	\$25,125	11.7
Replace Mechanical Equipment Controls	445,710	1,248	\$51,562	\$13,240	0.3
Total	673,394	2,060	\$79,258	105041	1.3

Table 47. Bldg. 463, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	347,496	1,181	\$41,818	\$24,568	0.6
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	1,465	8	\$200	\$16,216	81.2
Replacement of Mechanical Equipment	0	705	\$5,485	\$25,125	4.6
Replace Mechanical Equipment Controls	790,494	2,684	\$95,109	\$13,240	0.1
Total	1,154,401	4,578	\$144,015	105041	0.7

Table 48. Bldg. 463, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	165,083	618	\$20,309	\$24,568	1.2
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	2,782	12	\$355	\$16,216	45.7
Replacement of Mechanical Equipment	0	476	\$3,703	\$25,125	6.8
Replace Mechanical Equipment Controls	576,371	1,926	\$69,106	\$13,240	0.2
Total	759,182	3,032	\$94,876	105041	1.1

Table 49. Bldg. 463, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	175,894	878	\$23,347	\$24,568	1.1
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	899	13	\$186	\$16,216	87.4
Replacement of Mechanical Equipment	0	549	\$4,271	\$25,125	5.9
Replace Mechanical Equipment Controls	474,231	2,215	\$61,763	\$13,240	0.2
Total	665,970	3,655	\$90,970	105041	1.2

Table 50. Bldg. 463, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	360,217	1,379	\$44,553	\$24,568	0.6
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	1,005	11	\$180	\$16,216	90.1
Replacement of Mechanical Equipment	0	927	\$7,212	\$25,125	3.5
Replace Mechanical Equipment Controls	783,356	3,067	\$97,418	\$13,240	0.1
Total	1,159,524	5,384	\$150,767	105041	0.7

Table 51. Bldg. 463, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	286,390	1,139	\$35,753	\$24,568	0.7
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	1,808	11	\$255	\$16,216	63.5
Replacement of Mechanical Equipment	0	705	\$5,485	\$25,125	4.6
Replace Mechanical Equipment Controls	623,043	2,401	\$77,184	\$13,240	0.2
Total	926,187	4,256	\$120,081	105041	0.9

Table 52. Bldg. 463, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	226,708	1,122	\$30,017	\$24,568	0.8
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	818	14	\$186	\$16,216	87.3
Replacement of Mechanical Equipment	0	771	\$5,998	\$25,125	4.2
Replace Mechanical Equipment Controls	516,729	2,542	\$68,298	\$13,240	0.2
Total	759,201	4,449	\$105,902	105041	1.0

Table 53. Bldg. 463, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	521,576	2,054	\$64,956	\$24,568	0.4
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	789	13	\$175	\$16,216	92.5
Replacement of Mechanical Equipment	0	1,316	\$10,238	\$25,125	2.5
Replace Mechanical Equipment Controls	991,412	4,142	\$125,318	\$13,240	0.1
Total	1,528,723	7,525	\$202,092	105041	0.5

Table 54. Bldg. 463, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	393,220	1,600	\$49,371	\$24,568	0.5
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	986	16	\$217	\$16,216	74.7
Replacement of Mechanical Equipment	0	1,138	\$8,854	\$25,125	2.8
Replace Mechanical Equipment Controls	918,404	3,772	\$115,584	\$13,240	0.1
Total	1,327,556	6,526	\$175,430	105041	0.6

Table 55. Bldg. 463, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	530,760	2,189	\$66,869	\$24,568	0.4
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	598	17	\$188	\$16,216	86.1
Replacement of Mechanical Equipment	0	1,402	\$10,908	\$25,125	2.3
Replace Mechanical Equipment Controls	974,154	4,049	\$122,974	\$13,240	0.1
Total	1,520,458	7,657	\$202,342	105041	0.5

Table 56. Bldg. 463, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	514,332	2,122	\$64,805	\$24,568	0.4
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	1,297	33	\$379	\$16,216	42.8
Replacement of Mechanical Equipment	0	1,371	\$10,666	\$25,125	2.4
Replace Mechanical Equipment Controls	945,457	4,090	\$120,599	\$13,240	0.1
Total	1,476,032	7,616	\$197,852	105041	0.5

Table 57. Bldg. 463, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	647,976	2,618	\$81,213	\$24,568	0.3
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	484	17	\$178	\$16,216	91.3
Replacement of Mechanical Equipment	0	1,753	\$13,638	\$25,125	1.8
Replace Mechanical Equipment Controls	1,129,468	4,794	\$143,354	\$13,240	0.1
Total	1,792,874	9,182	\$239,787	105041	0.4

Table 58. Bldg. 463, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	810,770	3,561	\$103,836	\$24,568	0.2
Lighting Controls	14,946	0	\$1,403	\$25,892	18.4
Roof/Attic Insulation	-368	56	\$401	\$16,216	40.4
Replacement of Mechanical Equipment	0	2,205	\$17,155	\$25,125	1.5
Replace Mechanical Equipment Controls	1,284,219	5,314	\$161,931	\$13,240	0.1
Total	2,109,567	11,136	\$284,726	105041	0.4

Figure 26. Bldg. 463, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 27. Bldg. 463, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 28. Bldg. 463, annual cost savings resulting from EEM "Lighting Controls," by climate zone.

Figure 29. Bldg. 463, simple payback resulting from EEM "Lighting Controls," by climate zone.

Figure 30. Bldg. 463, annual cost savings resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 31. Bldg. 463, simple payback resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 32. Bldg. 463, annual cost savings resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.

Figure 33. Bldg. 463, simple payback resulting from EEM “Replace Mechanical Equipment EEM,” by climate zone.

Figure 34. Bldg. 463, annual cost savings resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone.

Figure 35. Bldg. 463, simple payback resulting from EEM “Replace Mechanical Equipment Controls EEM,” by climate zone.

4.4.4 Bldg. 750 EEM savings by climate zone

The EEMs chosen for Bldg. 750 were:

- Reduce Infiltration.** Infiltration of the building was changed from 2.00 ACH to 1.00 ACH. The implementation cost was calculated from 270 windows that are 4 x 6.3 ft, and seven doors that are 3 x 7 ft for a total of 5653 ft of weatherstripping, at a cost of \$4.41/ft.
- Roof/Attic Insulation.** Add R-38 batt insulation to the roof, where previously there was no insulation. The cost of the insulation was found to be \$1.93/ft² in 2014, to which an escalation of 3% per year was added. With 9,085 ft² of roof/attic area, the estimated cost is \$16,216.
- Replacement of Mechanical Equipment.** Replace the building’s chiller, which has a coefficient of performance (COP) of 2.7, with a high efficiency chiller with a COP of 7. This replacement costs, on average, about \$1,260/ton and varies by climate zone because the size of the chiller required. Size was estimated from the peak cooling load estimated by eQUEST.

- Replace Mechanical Equipment Controls.** Changed the building from an occupancy of 24 hrs per day every day of the week to an occupancy of 0700-1700 M-F, and unoccupied Sa-Su and on Holidays. It also changed the temperature setpoints from occupied and unoccupied cooling and heating of 72 and 68 °F, to occupied cooling and heating of 78 and 68 °F and unoccupied cooling and heating of 85 and 55 °F, respectively. The HVAC system fans were set to operate 2 hours before open and 2 hours after close of the building. The fans were set to cycle at night with minimum Outside Air, to use an economizer, to cycle on via control zones, and to have the capability to operate in a continuous ON mode. A time clock for each AHU, a controller for each FCU and associated labor can be used to achieve the above recommendations. A cost of \$3,900 for the time clock and \$1,392 of fixed labor (based on previous experience) was assumed. A cost of \$172 for each controller, and \$160 of fixed labor was assumed for the FCUs. For four AHUs and 20 FCUs, this is a total cost of \$27,808.
- Lighting Controls.** Energy audits of this facility indicated a large number of open areas that had potential for savings via occupancy sensors. A cost of \$0.95/ft² was used based on Zhang et al. (2013). With a facility area of 38,480 ft², the estimated cost is \$36,556.

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 59-73 and shown in Figures 36-45.

Table 59. Bldg. 750, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	57,905	8	\$5,500	\$24,929.73	4.5
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	896	1	\$92	\$19,164.95	208.5
Replacement of Chiller	515,000	0	\$48,359	\$189,000	3.9
Replace Mechanical Equipment Controls	878,023	7	\$82,501	\$27,808	0.3
Total	1,491,409	16	\$140,168	\$297,458.68	2.1

Table 60. Bldg. 750, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	32,194	171	\$4,353	\$24,930	5.7
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	646	7	\$115	\$19,165	166.5
Replacement of Chiller	399,000	0	\$37,466	\$189,000	5.0
Replace Mechanical Equipment Controls	766,299	148	\$73,107	\$27,808	0.4
Total	1,237,724	326	\$118,759	297,459	2.5

Table 61. Bldg. 750, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	21,218	115	\$2,887	\$24,930	8.6
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	824	7	\$132	\$19,165	145.4
Replacement of Chiller	424,000	0	\$39,814	\$189,000	4.7
Replace Mechanical Equipment Controls	754,321	89	\$71,523	\$27,808	0.4
Total	1,239,948	211	\$118,073	297,459	2.5

Table 62. Bldg. 750, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	28,847	335	\$5,315	\$24,930	4.7
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	556	12	\$146	\$19,165	131.7
Replacement of Chiller	327,000	0	\$30,705	\$163,800	5.3
Replace Mechanical Equipment Controls	701,499	355	\$68,633	\$27,808	0.4
Total	1,097,487	702	\$108,516	272,259	2.5

Table 63. Bldg. 750, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	16,687	224	\$3,310	\$24,930	7.5
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	703	12	\$159	\$19,165	120.3
Replacement of Chiller	312,000	0	\$29,297	\$163,800	5.6
Replace Mechanical Equipment Controls	708,737	268	\$68,635	\$27,808	0.4
Total	1,077,712	504	\$105,118	272,259	2.6

Table 64. Bldg. 750, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	3,100	285	\$2,508	\$24,930	9.9
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	122	14	\$120	\$19,165	159.2
Replacement of Chiller	181,000	0	\$16,996	\$163,800	9.6
Replace Mechanical Equipment Controls	581,913	204	\$56,229	\$27,808	0.5
Total	805,720	503	\$79,570	272,259	3.4

Table 65. Bldg. 750, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	16,066	539	\$5,702	\$24,930	4.4
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	403	14	\$147	\$19,165	130.6
Replacement of Chiller	247,000	0	\$23,193	\$163,800	7.1
Replace Mechanical Equipment Controls	614,415	620	\$62,517	\$27,808	0.4
Total	917,469	1,173	\$95,276	272,259	2.9

Table 66. Bldg. 750, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	6,831	396	\$3,722	\$24,930	6.7
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	646	15	\$177	\$19,165	108.1
Replacement of Chiller	253,000	0	\$23,757	\$126,000	5.3
Replace Mechanical Equipment Controls	639,793	470	\$63,733	\$27,808	0.4
Total	939,855	881	\$95,107	234,459	2.5

Table 67. Bldg. 750, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	-14,330	535	\$2,817	\$24,930	8.9
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	243	17	\$155	\$19,165	123.6
Replacement of Chiller	161,000	0	\$15,118	\$126,000	8.3
Replace Mechanical Equipment Controls	548,648	514	\$55,517	\$27,808	0.5
Total	735,146	1,066	\$77,324	234,459	3.0

Table 68. Bldg. 750, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	78,891	723	\$13,033	\$24,930	1.9
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	245	15	\$140	\$19,165	137.2
Replacement of Chiller	233,000	0	\$21,879	\$163,800	7.5
Replace Mechanical Equipment Controls	592,487	736	\$61,361	\$27,808	0.5
Total	944,208	1,474	\$100,129	272,259	2.7

Table 69. Bldg. 750, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	41,851	575	\$8,403	\$24,930	3.0
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	371	19	\$183	\$19,165	104.9
Replacement of Chiller	200,000	0	\$18,780	\$126,000	6.7
Replace Mechanical Equipment Controls	566,321	700	\$58,624	\$27,808	0.5
Total	848,128	1,294	\$89,707	234,459	2.6

Table 70. Bldg. 750, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	80,029	851	\$14,136	\$24,930	1.8
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	215	21	\$184	\$19,165	104.4
Replacement of Chiller	211,000	0	\$19,813	\$163,800	8.3
Replace Mechanical Equipment Controls	567,676	717	\$58,883	\$27,808	0.5
Total	898,505	1,589	\$96,732	272,259	2.8

Table 71. Bldg. 750, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	92,532	764	\$14,633	\$24,930	1.7
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	244	31	\$264	\$19,165	72.6
Replacement of Chiller	200,000	0	\$18,780	\$126,000	6.7
Replace Mechanical Equipment Controls	563,223	718	\$58,473	\$27,808	0.5
Total	895,584	1,513	\$95,866	234,459	2.4

Table 72. Bldg. 750, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	126,502	1,090	\$20,359	\$24,930	1.2
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	153	21	\$178	\$19,165	107.8
Replacement of Chiller	200,000	0	\$18,780	\$163,800	8.7
Replace Mechanical Equipment Controls	553,472	687	\$57,316	\$27,808	0.5
Total	919,712	1,798	\$100,349	272,259	2.7

Table 73. Bldg. 750, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	156,815	1,572	\$26,955	\$24,930	0.9
Lighting Controls	39,585		\$3,717	\$36,556	9.8
Roof/Attic Insulation	235	73	\$590	\$19,165	32.5
Replacement of Chiller	201,000	0	\$18,874	\$138,600	7.3
Replace Mechanical Equipment Controls	529,301	114	\$50,588	\$27,808	0.5
Total	926,936	1,759	\$100,724	247,059	2.5

Figure 36. Bldg. 750, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 37. Bldg. 750, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 38. Bldg. 750, annual cost savings resulting from EEM "Lighting Controls," by climate zone.

Figure 39. Bldg. 750, simple payback resulting from EEM "Lighting Controls," by climate zone.

Figure 40. Bldg. 750, annual cost savings resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 41. Bldg. 750, simple payback resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 42. Bldg. 750, annual cost savings resulting from EEM "Replace Chiller EEM," by climate zone.

Figure 43. Bldg. 750, simple payback resulting from EEM "Replace Chiller EEM," by climate zone.

Figure 44. Bldg. 750, annual cost savings resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

Figure 45. Bldg. 750, simple payback resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

4.4.5 Bldg. 1803 EEM savings by climate zone

The EEMs chosen for Bldg. 1803 were:

- **Reduce Infiltration.** Infiltration of the building was changed from 2.00 ACH to 1.00 ACH. The implementation cost was calculated from 122 windows that are 3.3 x 3 ft, and eight doors that are 3 x 7 ft for a total of 1641.2 ft, at a cost of \$4.41/ft.
- **Roof/Attic Insulation.** Add R-38 batt insulation to the roof, where previously there was no insulation. The cost of the insulation was found to be \$1.93/ft² in 2014, to which an escalation of 3% per year was added. With 9,087 ft² of roof/attic area, the estimated cost is \$19,165.
- **Replace Mechanical Equipment.** Replace the building's heating and cooling equipment. The original state building used chilled water coils as the cooling source, and hot water coils as the heating source. The hot water source was a hot water loop. The EEM set the cooling and heating source as a heat pump. The heat pump source is a ground loop. Figure 46 shows the system specifications.
Using previous case studies and online estimates (Geothermal Genius 2009), the cost of installing six heat pumps with a total 205 MBH heating capacity and 22 ton cooling capacity is \$90,562. Figure 46 shows the specifications.

Figure 46. Heat pump specifications.

The screenshot shows the 'eQUEST DD Wizard: GSHP Plant Equipment' window. It is divided into several sections for configuring a Ground-Source Heat Pump (GSHP) system.

- Water Loop Properties:**
 - GSHP Loop: Head: 55.0 ft, Design DT: 10.0 °F
 - Pump Config: Single Loop Pump(s) Only
 - Loop Flow: Constant
 - Operation: Sub-Hour Demand
 - Loop Temp: Min: 30 °F, Max: 110 °F
 - Loop Pump(s): Number: 1
 - Head: [blank] ft, Flow: [blank] gpm
 - Motor Eff: High
- Soil Thermal Properties & History:**
 - Ground Temp: Calculate, Adj: 5.0 °F
 - Years of Previous Operation: 10 yrs
 - Ground: Amphibolite
 - Grout: 20% Bentonite -40% Quartzite
- GHX Type:** Vertical Well Field
- Configuration:** Rectangle 4x6
- Num of Identical Well Fields:** 1 units
- Depth:** 75.0 ft, **Spacing:** 20.0 ft
- Borehole Diameter:** 6.0 in
- Pipe Material:** Polyethylene
- Pipe Size:** 1 in, **Rating:** SDR 11
- U-Tube Leg Separation:** 3.4 in
- GHX Pipe Head:** 30.0 ft
- Fluid Properties:** Fluid: Water

At the bottom, there is a 'Wizard Screen' indicator showing '1 of 1', a 'Help' button, and navigation buttons for 'Previous Screen', 'Next Screen', and 'Return to Navigator'.

- Replace Mechanical Equipment Controls.** Change the building from an occupancy of 24 hrs per day every day of the week to an occupancy of 0800-1700 M-F, and unoccupied Sa-Su and on Holidays. It also changed the temperature setpoints from occupied and unoccupied cooling and heating of 76 and 70 °F, to occupied cooling and heating of 78 and 68 °F and unoccupied cooling and heating of 85 and 55 °F, respectively. The HVAC system fans were set to operate 2 hours before open and 2 hours after close of the building. The fans were set to cycle at night with minimum Outside Air, to use an economizer, and to cycle on via control zones. A time clock for each AHU can be used to achieve the above recommendations. A cost of \$3,900 for the time clock and \$1,392 of fixed labor (based on previous experience) was assumed. For two AHUs, this cost is \$10,584.
- Lighting Controls.** Energy audits of this facility indicated a large number of open areas that had potential for savings via occupancy sensors. A cost of \$0.95/ft² was used based on Zhang et al. (2013). With a facility area of 8,076 ft², the estimated cost is \$7,672.

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 74-88 and shown in Figures 47-56.

Table 74. Bldg. 1803, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	21,864	49	\$2,434	\$7,237.69	3.0
Lighting Controls	4,257	0	\$400	\$7,672	19.2
Roof/Attic Insulation	442	0	\$42	\$9,975.60	240.4
Replacement of Mechanical Equipment (Heat Pump)	111,921	309	\$12,913	\$90,563	7.0
Replace Mechanical Equipment Controls	133,394	249	\$14,463	\$10,584	0.7
Total	271,878	607	\$30,252	\$126,031.99	4.2

Table 75. Bldg. 463, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	56,197	387	\$8,288	\$7,237.69	0.9
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	280	3	\$50	\$9,975.60	201.0
Replacement of Mechanical Equipment (Heat Pump)	183,158	751	\$23,041	\$90,562.50	3.9
Replace Mechanical Equipment Controls	187,681	1,131	\$26,422	\$10,584.00	0.4
Total	431,573	2,272	\$58,201	126,032	2.2

Table 76. Bldg. 1803, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	24,207	174	\$3,627	\$7,237.69	2.0
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	946	3	\$112	\$9,975.60	88.9
Replacement of Mechanical Equipment (Heat Pump)	126,696	946	\$19,257	\$90,562.50	4.7
Replace Mechanical Equipment Controls	128,085	626	\$16,897	\$10,584.00	0.6
Total	284,191	1,749	\$40,293	126,032	3.1

Table 77. Bldg. 463, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	48,269	424	\$7,831	\$7,237.69	0.9
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	276	4	\$57	\$9,975.60	174.9
Replacement of Mechanical Equipment (Heat Pump)	185,775	2,552	\$37,299	\$90,562.50	2.4
Replace Mechanical Equipment Controls	192,357	1,455	\$29,382	\$10,584.00	0.4
Total	430,934	4,435	\$74,969	126,032	1.7

Table 78. Bldg. 1803, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	39,226	352	\$6,422	\$7,237.69	1.1
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	564	5	\$92	\$9,975.60	108.6
Replacement of Mechanical Equipment (Heat Pump)	142,830	794	\$19,589	\$90,562.50	4.6
Replace Mechanical Equipment Controls	159,636	1,074	\$23,346	\$10,584.00	0.5
Total	346,513	2,225	\$49,848	126,032	2.5

Table 79. Bldg. 1803, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	14,296	264	\$3,396	\$7,237.69	2.1
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	193	5	\$57	\$9,975.60	174.9
Replacement of Mechanical Equipment (Heat Pump)	76,051	927	\$14,353	\$90,562.50	6.3
Replace Mechanical Equipment Controls	129,093	1,179	\$21,294	\$10,584.00	0.5
Total	223,890	2,375	\$39,501	126,032	3.2

Table 80. Bldg. 1803, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	38,238	436	\$6,983	\$7,237.69	1.0
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	239	4	\$54	\$9,975.60	186.2
Replacement of Mechanical Equipment (Heat Pump)	173,946	3,410	\$42,863	\$90,562.50	2.1
Replace Mechanical Equipment Controls	182,929	1,666	\$30,139	\$10,584.00	0.4
Total	399,609	5,516	\$80,438	126,032	1.6

Table 81. Bldg. 1803, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	41,190	460	\$7,447	\$7,237.69	1.0
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	359	4	\$65	\$9,975.60	153.9
Replacement of Mechanical Equipment (Heat Pump)	135,727	2,652	\$33,377	\$90,562.50	2.7
Replace Mechanical Equipment Controls	163,002	1,357	\$25,863	\$10,584.00	0.4
Total	344,535	4,473	\$67,152	126,032	1.9

Table 82. Bldg. 1803, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	27,380	410	\$5,761	\$7,237.69	1.3
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	222	5	\$60	\$9,975.60	167.0
Replacement of Mechanical Equipment (Heat Pump)	98,646	2,828	\$31,265	\$90,562.50	2.9
Replace Mechanical Equipment Controls	133,422	1,357	\$23,086	\$10,584.00	0.5
Total	263,927	4,600	\$60,571	126,032	2.1

Table 83. Bldg. 1803, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	67,264	780	\$12,384	\$7,237.69	0.6
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	214	5	\$59	\$9,975.60	169.1
Replacement of Mechanical Equipment (Heat Pump)	231,775	4,808	\$59,170	\$90,562.50	1.5
Replace Mechanical Equipment Controls	215,726	2,245	\$37,723	\$10,584.00	0.3
Total	519,236	7,838	\$109,736	126,032	1.1

Table 84. Bldg. 1803, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	29,353	415	\$5,985	\$7,237.69	1.2
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	215	4	\$51	\$9,975.60	194.4
Replacement of Mechanical Equipment (Heat Pump)	186,201	4,077	\$49,203	\$90,562.50	1.8
Replace Mechanical Equipment Controls	191,016	1,944	\$33,061	\$10,584.00	0.3
Total	411,042	6,440	\$88,700	126,032	1.4

Table 85. Bldg. 1803, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	63,089	793	\$12,094	\$7,237.69	0.6
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	156	6	\$61	\$9,975.60	162.7
Replacement of Mechanical Equipment (Heat Pump)	242,200	5,177	\$63,020	\$90,562.50	1.4
Replace Mechanical Equipment Controls	211,620	2,248	\$37,361	\$10,584.00	0.3
Total	521,322	8,224	\$112,935	126,032	1.1

Table 86. Bldg. 1803, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	63,662	795	\$12,163	\$7,237.69	0.6
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	315	11	\$115	\$9,975.60	86.6
Replacement of Mechanical Equipment (Heat Pump)	228,089	4,988	\$60,224	\$90,562.50	1.5
Replace Mechanical Equipment Controls	204,222	2,214	\$36,401	\$10,584.00	0.3
Total	500,545	8,008	\$109,303	126,032	1.2

Table 87. Bldg. 1803, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	72,439	951	\$14,201	\$7,237.69	0.5
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	66	5	\$45	\$9,975.60	221.2
Replacement of Mechanical Equipment (Heat Pump)	288,517	6,274	\$75,903	\$90,562.50	1.2
Replace Mechanical Equipment Controls	215,663	2,511	\$39,786	\$10,584.00	0.3
Total	580,942	9,741	\$130,335	126,032	1.0

Table 88. Bldg. 1803, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	103,542	1,384	\$20,490	\$7,237.69	0.4
Lighting Controls	4,257	0	\$400	\$7,672.20	19.2
Roof/Attic Insulation	-93	20	\$147	\$9,975.60	67.9
Replacement of Mechanical Equipment (Heat Pump)	367,420	7,732	\$94,656	\$90,562.50	1.0
Replace Mechanical Equipment Controls	243,328	2,753	\$44,267	\$10,584.00	0.2
Total	718,454	11,889	\$159,959	126,032	0.8

Figure 47. Bldg. 1803, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 48. Bldg. 1803, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 49. Bldg. 1803, annual cost savings resulting from EEM "Lighting Controls," by climate zone.

Figure 50. Bldg. 1803, simple payback resulting from EEM "Lighting Controls," by climate zone.

Figure 51. Bldg. 1803, annual cost savings resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 52. Bldg. 1803, simple payback resulting from EEM "Roof/Attic Insulation," by climate zone.

Figure 53. Bldg. 1803, annual cost savings resulting from EEM "Replace Mechanical Equipment EEM," by climate zone.

Figure 54. Bldg. 1803, simple payback resulting from EEM "Replace Mechanical Equipment EEM," by climate zone.

Figure 55. Bldg. 1803, annual cost savings resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

Figure 56. Bldg. 1803, simple payback resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

4.4.6 Bldg. 3419 EEM savings by climate zone

The EEMs chosen for Bldg. 3419 were:

- **Reduce Infiltration.** Infiltration of the building was changed from 2.00 ACH to 1.00 ACH. The implementation cost was calculated from an estimated 52 windows that are 3.33 x 6.5 ft, and four doors that are 6 x 7 ft for a total of 1098.32 ft, at a cost of \$4.41/ft.
- **Replacement of Mechanical Equipment.** Replaced the building's 80% efficiency boiler with a boiler that is 95% efficient. Using RSMeans, the costs to replace a 2,000 MBH boiler are estimated at \$29,900 for equipment and \$7,475 for labor, summing to a total cost of \$37,375.
- **Install PV panels on roof.** Building 3419 is a three story building with a flat roof. Panels can be installed on approximately 70% of the roof without being easily seen from ground level.

- **Replace Mechanical Equipment Controls.** Change the building from an occupancy of 24 hrs per day every day of the week to an occupancy of 0700-1800 M-F, and unoccupied Sa-Su and on Holidays. It also changed the temperature setpoints from occupied and unoccupied cooling and heating of 76 and 74 °F, to occupied cooling and heating of 78 and 68 °F and unoccupied cooling and heating of 85 and 55 °F, respectively. The HVAC system fans were set to operate 2 hours before open and 2 hours after close of the building. A time clock for each AHU can be used to achieve the above recommendations. A cost of \$3,900 for the time clock and \$1,392 of fixed labor (based on previous experience) was assumed. For five AHUs, this cost is \$26,460.
- **Lighting Controls.** Energy audits of this facility indicated a large number of open areas that had potential for savings via occupancy sensors. A cost of \$0.95/ft² was used based on Zhang et al. (2013). With a facility area of 37,735 ft², the estimated cost is \$35,848.
- **Install PV panels on Roof.** Building 3419 has a flat roof and is high enough so PV panels can be installed on the roof and not be seen from the ground. The System Advisory Model (SAM) program developed by the National Renewable Energy Laboratory (NREL) was used to determine the amount of electricity that could be produced. The cost of PV systems has dropped dramatically recently, and for a small commercial system is estimated to be \$3,500/kW of capacity, the maximum instantaneous production (Barbose and Darghouth 2016). The roof is approximately 13,000 ft². Due to some obstructions such as exhaust vents and a setback requirement so that the panels are not easily seen from ground level is estimated that 70% or roughly 9,000 ft² could have panels installed. It would have a maximum production capacity of 84kW. A typical PV panel has a capacity of 1 kW/107 ft². This translates into a total cost of \$294K.

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 89-103 and shown in Figures 57-66.

Table 89. Bldg. 3419, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	93,499	381	\$11,744	\$4,843.59	0.4
Lighting Controls	14,028	0	\$1,317	\$35,848.00	27.2
Replacement of Mechanical Equipment	82	348	\$2,715	\$25,125.00	9.3
PV Cells	122,841	0	\$11,535	\$294,000.00	25.5
Replace Mechanical Equipment Controls	503,185	1,049	\$55,410	\$26,460.00	0.5
Total	733,635	1,778	\$82,721	\$5,292.00	0.1

Table 90. Bldg. 3419, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	188,794	1,264	\$27,562	\$4,844	0.2
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	71	564	\$4,395	\$25,125	5.7
PV Cells	112,468	0	\$10,561	\$294,000	27.8
Replace Mechanical Equipment Controls	451,867	1,285	\$52,428	\$26,460	0.5
Total	767,228	3,113	\$96,262	386,277	4.0

Table 91. Bldg. 3419, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	173,421	1,184	\$25,496	\$4,844	0.2
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	61	563	\$4,386	\$25,125	5.7
PV Cells	145,187	0	\$13,633	\$294,000	21.6
Replace Mechanical Equipment Controls	449,834	1,523	\$54,088	\$26,460	0.5
Total	782,531	3,270	\$98,920	386,277	3.9

Table 92. Bldg. 3419, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	217,750	1,801	\$34,459	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	55	710	\$5,529	\$25,125	4.5
PV Cells	121,886	0	\$11,445	\$294,000	25.7
Replace Mechanical Equipment Controls	441,338	1,600	\$53,890	\$26,460	0.5
Total	795,057	4,111	\$106,639	386,277	3.6

Table 93. Bldg. 3419, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	101,975	1,003	\$17,379	\$4,844	0.3
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	41	536	\$4,174	\$25,125	6.0
PV Cells	148,976	0	\$13,989	\$294,000	21.0
Replace Mechanical Equipment Controls	352,514	1,234	\$42,702	\$26,460	0.6
Total	617,534	2,773	\$79,560	386,277	4.9

Table 94. Bldg. 3419, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	38,060	1,045	\$11,704	\$4,844	0.4
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	-25,310	592	\$2,229	\$25,125	11.3
PV Cells	130,581	0	\$12,262	\$294,000	24.0
Replace Mechanical Equipment Controls	267,781	1,240	\$34,792	\$26,460	0.8
Total	425,140	2,877	\$62,304	386,277	6.2

Table 95. Bldg. 3419, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	227,166	2,340	\$39,536	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	41	876	\$6,819	\$25,125	3.7
PV Cells	111,082	0	\$10,431	\$294,000	28.2
Replace Mechanical Equipment Controls	418,263	1,963	\$54,547	\$26,460	0.5
Total	770,580	5,179	\$112,650	386,277	3.4

Table 96. Bldg. 3419, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	98,342	1,260	\$19,037	\$4,844	0.3
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	29	644	\$5,013	\$25,125	5.0
PV Cells	149,661	0	\$14,053	\$294,000	20.9
Replace Mechanical Equipment Controls	313,795	1,329	\$39,805	\$26,460	0.7
Total	575,855	3,233	\$79,226	386,277	4.9

Table 97. Bldg. 3419, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	66,053	1,386	\$16,985	\$4,844	0.3
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	17	711	\$5,533	\$25,125	4.5
PV Cells	91,500	0	\$8,592	\$294,000	34.2
Replace Mechanical Equipment Controls	262,232	1,294	\$34,691	\$26,460	0.8
Total	433,830	3,391	\$67,119	386,277	5.8

Table 98. Bldg. 3419, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	132,235	3,132	\$36,784	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	29	1,130	\$8,794	\$25,125	2.9
PV Cells	107,490	0	\$10,093	\$294,000	29.1
Replace Mechanical Equipment Controls	370,310	2,428	\$53,662	\$26,460	0.5
Total	624,092	6,690	\$110,650	386,277	3.5

Table 99. Bldg. 3419, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	156,870	2,196	\$31,815	\$4,844	0.2
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	21	866	\$6,739	\$25,125	3.7
PV Cells	133,221	0	\$12,509	\$294,000	23.5
Replace Mechanical Equipment Controls	355,341	1,962	\$48,631	\$26,460	0.5
Total	659,481	5,024	\$101,012	386,277	3.8

Table 100. Bldg. 3419, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	158,839	3,441	\$41,686	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	26	1,240	\$9,650	\$25,125	2.6
PV Cells	105,512	0	\$9,908	\$294,000	29.7
Replace Mechanical Equipment Controls	368,124	2,628	\$55,013	\$26,460	0.5
Total	646,529	7,309	\$117,573	386,277	3.3

Table 101. Bldg. 3419, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	127,873	3,194	\$36,857	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	18	1,167	\$9,081	\$25,125	2.8
PV Cells	111,581	0	\$10,477	\$294,000	28.1
Replace Mechanical Equipment Controls	340,017	2,519	\$51,525	\$26,460	0.5
Total	593,517	6,880	\$109,258	386,277	3.5

Table 102. Bldg. 3419, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	23,246	4,029	\$33,528	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	17	1,470	\$11,438	\$25,125	2.2
PV Cells	107,739	0	\$10,117	\$294,000	29.1
Replace Mechanical Equipment Controls	331,985	3,410	\$57,703	\$26,460	0.5
Total	477,015	8,909	\$114,104	386,277	3.4

Table 103. Bldg. 3419, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	8,115	6,353	\$50,188	\$4,844	0.1
Lighting Controls	14,028	0	\$1,317	\$35,848	27.2
Replacement of Mechanical Equipment	12	2,174	\$16,915	\$25,125	1.5
PV Cells	77,609	0	\$7,287	\$294,000	40.3
Replace Mechanical Equipment Controls	297,308	5,668	\$72,014	\$26,460	0.4
Total	397,072	14,195	\$147,722	386,277	2.6

Figure 57. Bldg. 3419, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 58. Bldg. 3419, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 59. Bldg. 3419, annual cost savings resulting from EEM "Lighting Controls," by climate zone.

Figure 60. Bldg. 3419, simple payback resulting from EEM "Lighting Controls," by climate zone.

Figure 61. Bldg. 3419, annual cost savings resulting from EEM "PV Cells," by climate zone.

Figure 62. Bldg. 3419, simple payback resulting from EEM "PV Cells," by climate zone.

Figure 63. Bldg. 3419, annual cost savings resulting from EEM "Replace Mechanical Equipment EEM," by climate zone.

Figure 64. Bldg. 3419, simple payback resulting from EEM "Replace Mechanical Equipment EEM," by climate zone.

Figure 65. Bldg. 3419, annual cost savings resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

Figure 66. Bldg. 3419, simple payback resulting from EEM "Replace Mechanical Equipment Controls EEM," by climate zone.

5 Fort Bliss and Buildings Modeled

While this project was focused on the buildings at Fort Sill, three buildings that were modeled as part of a different study were revisited.

5.1 Buildings modeled

5.1.1 Bldg. 1

Figure 67. Bldg. 1, Fort Bliss.

Table 104. Fort Bliss, Bldg. 1 details.

Parameter	Measure
Year Built	1904
Square Footage ft ²	30,340
# of Stories	3 + basement
Use Type	Administrative
Envelope	
Roof	
Construction	Wood Frame, clay tiles
Insulation type and thickness	R-13 batt, no radiant barrier
Wall	
Construction	Triple brick masonry
Insulation type/thickness/location	None
Floor/Basement	

Parameter	Measure
Construction	Basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Single Pane, Wood Frame, Clear
Gross % of wall area (Overall)	15.9%
Occupancy	
Use type	Administrative
Hours	0700-1800 M-Sa
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Forced Air
Cooling System	Direct Expansion (DX) Coils
Domestic Hot Water System	Natural gas fired, 39 gal tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	Various
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls?	Switches

5.1.2 Bldg. 115

Figure 68. Bldg. 115, administrative building.

Table 105. Bldg. 115 Fort Bliss details.

Parameter	Measure
Year Built	1915
Square Footage ft ²	6,300
# of Stories	2 + ½ basement
Use Type	Administrative
Envelope	
Roof	
Construction	Wood Frame, clay tiles
Insulation type and thickness	None
Wall	
Construction	Concrete masonry unit (12 in.)
Insulation type/thickness/location	None
Floor/Basement	
Construction	Crawlspace/basement
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Single Pane, Wood Frame, Clear
Gross % of wall area (Overall)	15.9%
Occupancy	
Use type	Administrative
Hours	24 hrs daily on 1 st floor 0700-1700 on 2 nd floor
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Air source heat pumps
Cooling System	Air source heat pumps
Domestic Hot Water System	Natural gas fired, 16 gal tank
HVAC Controls	DDC
Lighting and plug loads	
Primary Lighting Type/Fixture	Fluorescent T8
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls	Switches

5.1.3 Bldg. 1103

Figure 69. Bldg. 1103, general purpose warehouse.

Table 106. Fort Bliss Bldg. 1103, details.

Parameter	Measure
Year Built	1921
Square Footage ft ²	16,000
# of Stories	1+
Use Type	Warehouse
Envelope	
Roof	
Construction	Wood Frame (24 in. o.c.), galvanized steel finish
Insulation type and thickness	R-11 batt, no radiant barrier
Wall	
Construction	Concrete masonry unit (12 in.)
Insulation type/thickness/location	None
Floor/Basement	
Construction	8 in. concrete floor 5 ft above grade
Insulation type/thickness/location	None
Windows	
Glazing/Frame/Features	Single Pane, Aluminum Frame, Clear Double Pane, Aluminum Frame, Tint
Gross % of wall area (Overall)	11.4%
Occupancy	

Parameter	Measure
Use type	Warehouse
Hours	0800-1700 M-F
Average # of Occupants (if available)	N/A
HVAC	
Heating System	Forced Air
Cooling System	Evaporative Coolers
Domestic Hot Water System	Natural gas fired, 5 gal tank
HVAC Controls	Thermostat
Lighting and plug loads	
Primary Lighting Type/Fixture	Fluorescent T8
Lighting Usage	On during occupied/off during unoccupied hours
Lighting Controls	Switches

5.2 The building model results – “as is”

5.2.1 Bldg. 1 energy use – “as is”

The simulated annual energy use for Bldg. 1 is 335,800 kWh/year of electricity and 900.33 MMBtu/year of gas. With 30,340 ft² of envelope area, this equates to an EUI of 67 kBtu/ft²/yr. The typical EUI for this building type (according to CBECS) in this climate is 87 kBtu/ft²/yr.

5.2.2 Bldg. 115 energy use – “as is”

The simulated annual energy use for Bldg. 115 is 200,130 kWh/year of electricity and 7.41 MMBtu/year of gas. With 6,300 ft² of envelope area, this equates to an EUI of 110 kBtu/ft²/yr. The typical EUI for this building type (according to the Buildings Energy Data Book) in this climate is 47 kBtu/ft²/yr. This is only somewhat reliable due to representing only five total buildings. The most likely reason for the larger than usual energy use is the 24 hour per day occupancy of part of the building.

5.2.3 Bldg. 1103 energy use – “as is”

The simulated annual energy use for Bldg. 1103 is 77,250 kWh/year of electricity and 1,163.1 MMBtu/year of gas. With 16,000 ft² of envelope area, this equates to an EUI of 89 kBtu/ft²/yr. The typical EUI for this building type (according to the Buildings Energy Data Book) in this climate is 57 kBtu/ft²/yr.

5.3 EEMs considered

5.3.1 Bldg. 1 EEM savings by climate zone

The EEMs chosen for Bldg. 1 were those with a simple payback of less than 30 years, for the actual location of the building in El Paso, TX. These were:

- Reduce Infiltration. Building infiltration was changed from 2.00 ACH to 1.00 ACH.
- High Efficiency Lighting. The lighting power densities of the building were changed. Figure 70 shows the specifications.
- Wall Insulation. Three and a half inches of mineral/wool fiber fill insulation were added between the brick and gypsum board wall layers, where previously there was no insulation.
- Night setback of thermostat temperatures. The unoccupied cooling and heating setpoints were changed from 76 and 68 °F, to 80 and 60 °F, respectively.

Figure 70. Fort Bliss Bldg. 1, lighting details.

Activity Areas	Area (%)	Whole-Build EEM Lighting (W/SqFt)	Reduce Infiltration Lighting (W/SqFt)	Lighting Power EEM 2
1: Office (Open Plan)	40.0	1.19		0.80
2: Office (Executive/Private)	32.0	0.98		0.90
3: Corridor	10.0	1.00		0.50
4: Lobby (Office Reception/Waiting)	5.0	0.99		0.50
5: Restrooms	4.0	0.62		0.60
6: Conference Room	4.0	1.51		0.80
7: Mechanical/Electrical Room	3.0	0.37		0.37
8: Storage (Conditioned)	2.0	2.36		0.50

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 107-121 and shown in Figures 71-79.

Table 107. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	38,338	34	\$3,864	\$16,406	4.2
High efficiency lighting	40,619	-2	\$3,799	\$52,807	13.9
Wall insulation	17,725	-3	\$1,641	\$13,723	8.4
Night setback of thermostat temperatures	22,182	11	\$2,168	\$446	0.2
Total	118,864	40	\$11,473	\$83,382	7.3

Table 108. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	29,232	282	\$4,939	\$16,406	3.3
High efficiency lighting	39,109	-24	\$3,486	\$52,807	15.1
Wall insulation	11,957	59	\$1,582	\$13,723	8.7
Night setback of thermostat temperatures	18,032	102	\$2,487	\$446	0.2
Total	98,330	419	\$12,493	\$83,382	6.7

Table 109. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	46,640	230	\$6,169	\$16,406	2.7
High efficiency lighting	38,932	-18	\$3,516	\$52,807	15.0
Wall insulation	17,145	25	\$1,804	\$13,723	7.6
Night setback of thermostat temperatures	23,625	90	\$2,919	\$446	0.2
Total	126,342	327	\$14,408	\$83,382	5.8

Table 110. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	23,856	506	\$6,177	\$16,406	2.7
High efficiency lighting	38,268	-45	\$3,243	\$52,807	16.3
Wall insulation	8,914	145	\$1,965	\$13,723	7.0
Night setback of thermostat temperatures	17,678	169	\$2,975	\$446	0.1
Total	88,716	774	\$14,352	\$83,382	5.8

Table 111. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	18,273	375	\$4,633	\$16,406	3.5
High efficiency lighting	37,180	-34	\$3,227	\$52,807	16.4
Wall insulation	8,348	74	\$1,360	\$13,723	10.1
Night setback of thermostat temperatures	17,463	141	\$2,737	\$446	0.2
Total	81,264	556	\$11,956	\$83,382	7.0

Table 112. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	7,535	618	\$5,516	\$16,406	3.0
High efficiency lighting	34,707	-71	\$2,707	\$52,807	19.5
Wall insulation	-7,155	125	\$301	\$13,723	45.6
Night setback of thermostat temperatures	19,512	265	\$3,894	\$446	0.1
Total	54,599	938	\$12,424	\$83,382	6.7

Table 113. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	15,644	758	\$7,366	\$16,406	2.2
High efficiency lighting	35,378	-63	\$2,832	\$52,807	18.6
Wall insulation	2,474	260	\$2,255	\$13,723	6.1
Night setback of thermostat temperatures	13,544	236	\$3,108	\$446	0.1
Total	67,039	1,191	\$15,561	\$83,382	5.4

Table 114. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	9,357	580	\$5,391	\$16,406	3.0
High efficiency lighting	35,602	-56	\$2,907	\$52,807	18.2
Wall insulation	-11	191	\$1,485	\$13,723	9.2
Night setback of thermostat temperatures	13,255	193	\$2,746	\$446	0.2
Total	58,203	908	\$12,530	\$83,382	6.7

Table 115. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	10,835	814	\$7,350	\$16,406	2.2
High efficiency lighting	33,718	-86	\$2,497	\$52,807	21.1
Wall insulation	-4,809	269	\$1,641	\$13,723	8.4
Night setback of thermostat temperatures	16,433	294	\$3,830	\$446	0.1
Total	56,176	1,291	\$15,319	\$83,382	5.4

Table 116. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	12,857	947	\$8,575	\$16,406	1.9
High efficiency lighting	34,748	-72	\$2,703	\$52,807	19.5
Wall insulation	735	353	\$2,815	\$13,723	4.9
Night setback of thermostat temperatures	12,646	278	\$3,350	\$446	0.1
Total	60,985	1,507	\$17,451	\$83,382	4.8

Table 117. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	7,618	802	\$6,955	\$16,406	2.4
High efficiency lighting	34,115	-74	\$2,628	\$52,807	20.1
Wall insulation	-3,522	315	\$2,120	\$13,723	6.5
Night setback of thermostat temperatures	13,358	266	\$3,324	\$446	0.1
Total	51,570	1,309	\$15,026	\$83,382	5.5

Table 118. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	13,058	1,133	\$10,041	\$16,406	1.6
High efficiency lighting	34,101	-82	\$2,564	\$52,807	20.6
Wall insulation	-1,016	407	\$3,071	\$13,723	4.5
Night setback of thermostat temperatures	12,749	311	\$3,617	\$446	0.1
Total	58,892	2,930	\$28,325	\$83,382	2.9

Table 119. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	9,151	1,012	\$8,733	\$16,406	1.9
High efficiency lighting	33,774	-83	\$2,526	\$52,807	20.9
Wall insulation	-2,221	398	\$2,888	\$13,723	4.8
Night setback of thermostat temperatures	13,444	297	\$3,573	\$446	0.1
Total	54,148	1,624	\$17,719	\$83,382	4.7

Table 120. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	9,300	1,361	\$11,462	\$16,406	1.4
High efficiency lighting	33,044	-91	\$2,395	\$52,807	22.1
Wall insulation	-2,776	535	\$3,902	\$13,723	3.5
Night setback of thermostat temperatures	12,121	364	\$3,970	\$446	0.1
Total	51,689	2,169	\$21,728	\$83,382	3.8

Table 121. Bldg. 1, Fort Bliss, savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	26,828	1,940	\$17,612	\$16,406	0.9
High efficiency lighting	30,156	-102	\$2,038	\$52,807	25.9
Wall insulation	2,432	727	\$5,884	\$13,723	2.3
Night setback of thermostat temperatures	8,739	380	\$3,777	\$446	0.1
Total	68,155	2,960	\$29,429	\$83,382	2.8

Figure 71. Bldg. 1, Fort Bliss, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 72. Bldg. 1, Fort Bliss, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 73. Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “High Efficiency Lighting,” by climate zone.

Figure 74. Bldg. 1, Fort Bliss, simple payback resulting from EEM “High Efficiency Lighting,” by climate zone.

Figure 75. Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “Wall Insulation,” by climate zone.

Figure 76. Bldg. 1, Fort Bliss, simple payback resulting from EEM “Wall Insulation,” by climate zone.

Figure 77. Bldg. 1, Fort Bliss, annual cost savings resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone.

Figure 78. Bldg. 1, Fort Bliss, simple payback resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone.

Figure 79. Bldg. 1, Fort Bliss, total EEM payback, by climate zone.

5.3.2 Bldg. 115 EEM savings by climate zone

The EEMs chosen for Bldg. 115 were those with a simple payback of under 30 years, for the actual location of the building in El Paso, TX. These were:

- Reduce Infiltration. The building infiltration was changed from 2.00 ACH to 1.00 ACH.
- High Efficiency Lighting. The lighting power densities of the building were changed. Figure 80 shows the specifications.
- Night setback of thermostat temperatures (changed the unoccupied cooling and heating setpoints from 73 and 68 °F, to 85 and 61 °F, respectively. The occupancy schedule was also changed for the second floor from 24 hours per day, to 0700-1800 M-F and 0700-1300 Sa, and unoccupied Sunday and Holidays.)

Figure 80. Bldg. 1, Fort Bliss, lighting power density specifications.

Lighting Power Density EEM Details			
Whole: Build EEM Reduce InfiltrationLighting Power EEM 2			
Activity Areas	Area (%)	Lighting (W/SqFt)	Lighting (W/SqFt)
1: Office (Executive/Private)	31.1	3.23	0.90
2: Corridor	2.9	0.77	0.50
3: Office (General)	40.0	2.00	0.80
4: Restrooms	7.6	2.40	0.80
5: Conference Room	3.2	2.97	0.80
6: Office (Open Plan)	12.0	1.02	0.80
7: Copy Room (photocopying equipment)	3.2	2.00	0.80

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 122-136 and shown in Figures 81-87.

Table 122. Bldg. 115 savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	12,376	0	\$1,162	\$11,181	9.6
High efficiency lighting	62,647	0	\$5,883	\$29,485	5.0
Night setback of thermostat temperatures	24,523	0	\$2,303	\$446	0.2
Total	99,546	0	\$9,347	\$41,112	4.4

Table 123. Bldg. 115 savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	13,537	0	\$1,271	\$11,181	8.8
High efficiency lighting	56,513	0	\$5,307	\$29,485	5.6
Night setback of thermostat temperatures	22,341	0	\$2,098	\$446	0.2
Total	92,391	0	\$8,676	\$41,112	4.7

Table 124. Bldg. 115 savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	14,151	0	\$1,329	\$11,181	8.4
High efficiency lighting	56,630	0	\$5,318	\$29,485	5.5
Night setback of thermostat temperatures	22,510	0	\$2,114	\$446	0.2
Total	93,290	0	\$8,760	\$41,112	4.7

Table 125. Bldg. 115 savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	14,437	0	\$1,356	\$11,181	8.2
High efficiency lighting	51,750	0	\$4,859	\$29,485	6.1
Night setback of thermostat temperatures	21,383	0	\$2,008	\$446	0.2
Total	87,571	0	\$8,223	\$41,112	5.0

Table 126. Bldg. 115 savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	9,528	0	\$895	\$11,181	12.5
High efficiency lighting	53,118	0	\$4,988	\$29,485	5.9
Night setback of thermostat temperatures	19,119	0	\$1,795	\$446	0.2
Total	81,765	0	\$7,678	\$41,112	5.4

Table 127. Bldg. 115 savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	6,573	0	\$617	\$11,181	18.1
High efficiency lighting	46,602	0	\$4,376	\$29,485	6.7
Night setback of thermostat temperatures	10,072	0	\$946	\$446	0.5
Total	63,247	0	\$5,939	\$41,112	6.9

Table 128. Bldg. 115 savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	18,815	0	\$1,767	\$11,181	6.3
High efficiency lighting	46,955	0	\$4,409	\$29,485	6.7
Night setback of thermostat temperatures	22,788	0	\$2,140	\$446	0.2
Total	88,559	0	\$8,316	\$41,112	4.9

Table 129. Bldg. 115 savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	11,929	0	\$1,120	\$11,181	10.0
High efficiency lighting	47,630	0	\$4,472	\$29,485	6.6
Night setback of thermostat temperatures	18,158	0	\$1,705	\$446	0.3
Total	77,717	0	\$7,298	\$41,112	5.6

Table 130. Bldg. 115 savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	12,433	0	\$1,167	\$11,181	9.6
High efficiency lighting	44,297	0	\$4,159	\$29,485	7.1
Night setback of thermostat temperatures	16,276	0	\$1,528	\$446	0.3
Total	73,007	0	\$6,855	\$41,112	6.0

Table 131. Bldg. 115 savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	29,316	0	\$2,753	\$11,181	4.1
High efficiency lighting	39,340	0	\$3,694	\$29,485	8.0
Night setback of thermostat temperatures	28,011	0	\$2,630	\$446	0.2
Total	96,667	0	\$9,077	\$41,112	4.5

Table 132. Bldg. 115 savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	19,172	0	\$1,800	\$11,181	6.2
High efficiency lighting	40,350	0	\$3,789	\$29,485	7.8
Night setback of thermostat temperatures	24,429	0	\$2,294	\$446	0.2
Total	83,950	0	\$7,883	\$41,112	5.2

Table 133. Bldg. 115 savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	35,403	0	\$3,324	\$11,181	3.4
High efficiency lighting	36,992	0	\$3,474	\$29,485	8.5
Night setback of thermostat temperatures	34,044	0	\$3,197	\$446	0.1
Total	106,439	0	\$9,995	\$41,112	4.1

Table 134. Bldg. 115 savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	30,197	0	\$2,835	\$11,181	3.9
High efficiency lighting	36,158	0	\$3,395	\$29,485	8.7
Night setback of thermostat temperatures	30,531	0	\$2,867	\$446	0.2
Total	96,886	0	\$9,098	\$41,112	4.5

Table 135. Bldg. 115 savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	46,141	0	\$4,333	\$11,181	2.6
High efficiency lighting	31,580	0	\$2,965	\$29,485	9.9
Night setback of thermostat temperatures	44,883	0	\$4,215	\$446	0.1
Total	122,604	0	\$11,513	\$41,112	3.6

Table 136. Bldg. 115 savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce infiltration	73,923	0	\$6,941	\$11,181	1.6
High efficiency lighting	25,841	0	\$2,426	\$29,485	12.2
Night setback of thermostat temperatures	71,538	0	\$6,717	\$446	0.1
Total	171,302	0	\$16,085	\$41,112	2.6

Figure 81. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 82. Bldg. 115, Fort Bliss, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 83. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM "High Efficiency Lighting," by climate zone.

Figure 84. Bldg. 115, Fort Bliss, simple payback resulting from EEM "High Efficiency Lighting," by climate zone.

Figure 85. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone.

Figure 86. Bldg. 115, Fort Bliss, simple payback resulting from EEM “Night Setback of Thermostat Temperatures EEM,” by climate zone.

Figure 87. Bldg. 115, Fort Bliss, total EEM payback, by climate zone.

5.3.3 Bldg. 1103 EEM savings by climate zone

The EEMs chosen for Bldg. 1103 were those with a simple payback of under 30 years, for the actual location of the building in El Paso, TX. They were:

- Reduce Infiltration. The building infiltration was changed from 2.00 ACH to 1.00 ACH.
- Use Condensing Furnaces. The building’s 65% efficiency boiler was replaced with a 90% efficiency boiler.
- Wall Insulation, R-13 wood furred interior insulation was added to the exterior building walls, where previously there was no insulation.
- Ground Floor Insulation. Three inches of polyurethane (R-18) exterior/cavity insulation were added to the ground floor, where previously there was no insulation. This can be done from underneath the floor since the building sits on pillars.
- Use Sky Lighting. The Daylighting option in eQUEST was enabled using the simplified method. One photo sensor was selected, and 100% of the building’s lights were selected to use daylighting. The design light

level was set at 40 footcandles, and the control method was set to allow light produced by the light fixtures to be reduced by up to 30% to take advantage of natural daylight.

The model was then run in each of the different climate zones using eQUEST. The results are listed in Tables 137-151 and shown in Figures 88-98. Of note concerning the Sky Lighting ECM, reducing the power used for lighting produces a small penalty on the heating requirement since the (fewer) remaining lights produce correspondingly less heat.

Table 137. Bldg. 1103 savings and payback summary, Climate Zone 1A (Miami, FL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	-489	29	\$180	\$9,183	51.1
Use Condensing Furnaces	0	23	\$179	\$14,578	81.5
Wall Insulation	3,249	2	\$321	\$6,596	20.6
Ground Floor Insulation	3,653	37	\$631	\$55,002	87.2
Use Sky Lighting	8,882	-1	\$826	\$4,458	5.4
Total	15,295	89	\$2,129	\$89,817	42.2

Table 138. Bldg. 1103 savings and payback summary, Climate Zone 2A (Houston, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	-92	95	\$730	\$9,183	12.6
Use Condensing Furnaces	0	191	\$1,486	\$14,578	9.8
Wall Insulation	2,240	15	\$327	\$6,596	20.2
Ground Floor Insulation	3,267	160	\$1,552	\$55,002	35.4
Use Sky Lighting	8,487	-8	\$735	\$4,458	6.1
Total	13,902	453	\$4,830	\$89,817	18.6

Table 139. Bldg. 1103 savings and payback summary, Climate Zone 2B (Phoenix, AZ).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	547	126	\$1,032	\$9,183	8.9
Use Condensing Furnaces	0	158	\$1,229	\$14,578	11.9
Wall Insulation	1,700	11	\$245	\$6,596	26.9
Ground Floor Insulation	4,758	163	\$1,715	\$55,002	32.1
Use Sky Lighting	8,364	-7	\$731	\$4,458	6.1
Total	15,369	451	\$4,952	\$89,817	18.1

Table 140. Bldg. 1103 savings and payback summary, Climate Zone 3A (Memphis, TN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	69	117	\$917	\$9,183	10.0
Use Condensing Furnaces	0	337	\$2,622	\$14,578	5.6
Wall Insulation	1,697	23	\$338	\$6,596	19.5
Ground Floor Insulation	3,213	226	\$2,060	\$55,002	26.7
Use Sky Lighting	8,294	-13	\$678	\$4,458	6.6
Total	13,273	690	\$6,615	\$89,817	13.6

Table 141. Bldg. 1103 savings and payback summary, Climate Zone 3B (El Paso, TX).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	202	141	\$1,116	\$9,183	8.2
Use Condensing Furnaces	0	283	\$2,202	\$14,578	6.6
Wall Insulation	1,944	22	\$354	\$6,596	18.6
Ground Floor Insulation	5,036	270	\$2,573	\$55,002	21.4
Use Sky Lighting	8,417	-12	\$697	\$4,458	6.4
Total	15,598	705	\$6,950	\$89,817	12.9

Table 142. Bldg. 1103 savings and payback summary, Climate Zone 3C (San Francisco, CA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	1,343	333	\$2,717	\$9,183	3.4
Use Condensing Furnaces	0	488	\$3,797	\$14,578	3.8
Wall Insulation	-72	50	\$382	\$6,596	17.3
Ground Floor Insulation	2,687	509	\$4,212	\$55,002	13.1
Use Sky Lighting	7,819	-24	\$547	\$4,458	8.1
Total	11,777	1,354	\$11,640	\$89,817	7.7

Table 143. Bldg. 1103 savings and payback summary, Climate Zone 4A (Baltimore, MD).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	61	102	\$799	\$9,183	11.5
Use Condensing Furnaces	0	470	\$3,657	\$14,578	4.0
Wall Insulation	1,324	16	\$249	\$6,596	26.5
Ground Floor Insulation	2,790	230	\$2,051	\$55,002	26.8
Use Sky Lighting	8,060	-14	\$648	\$4,458	6.9
Total	12,235	803	\$7,396	\$89,817	12.1

Table 144. Bldg. 1103 savings and payback summary, Climate Zone 4B (Albuquerque, NM).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	179	114	\$904	\$9,183	10.2
Use Condensing Furnaces	0	430	\$3,345	\$14,578	4.4
Wall Insulation	1,542	23	\$324	\$6,596	20.4
Ground Floor Insulation	3,782	319	\$2,837	\$55,002	19.4
Use Sky Lighting	8,204	-15	\$654	\$4,458	6.8
Total	13,708	870	\$8,056	\$89,817	11.1

Table 145. Bldg. 1103 savings and payback summary, Climate Zone 4C (Seattle, WA).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	1,017	192	\$1,589	\$9,183	5.8
Use Condensing Furnaces	0	592	\$4,606	\$14,578	3.2
Wall Insulation	-4	31	\$241	\$6,596	27.4
Ground Floor Insulation	2,391	429	\$3,562	\$55,002	15.4
Use Sky Lighting	7,209	-21	\$514	\$4,458	8.7
Total	10,613	1,222	\$10,504	\$89,817	8.6

Table 146. Bldg. 1103 savings and payback summary, Climate Zone 5A (Chicago, IL).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	259	94	\$756	\$9,183	12.2
Use Condensing Furnaces	0	542	\$4,217	\$14,578	3.5
Wall Insulation	1,006	17	\$227	\$6,596	29.1
Ground Floor Insulation	2,681	207	\$1,862	\$55,002	29.5
Use Sky Lighting	8,011	-13	\$651	\$4,458	6.8
Total	11,957	847	\$7,712	\$89,817	11.6

Table 147. Bldg. 1103 savings and payback summary, Climate Zone 5B (Colorado Springs, CO).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	694	125	\$1,038	\$9,183	8.8
Use Condensing Furnaces	0	564	\$4,388	\$14,578	3.3
Wall Insulation	598	26	\$258	\$6,596	25.5
Ground Floor Insulation	2,740	349	\$2,973	\$55,002	18.5
Use Sky Lighting	7,982	-18	\$609	\$4,458	7.3
Total	12,015	1,046	\$9,266	\$89,817	9.7

Table 148. Bldg. 1103 savings and payback summary, Climate Zone 6A (Burlington, VT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	595	123	\$1,013	\$9,183	9.1
Use Condensing Furnaces	0	587	\$4,567	\$14,578	3.2
Wall Insulation	448	18	\$182	\$6,596	36.2
Ground Floor Insulation	2,280	210	\$1,848	\$55,002	29.8
Use Sky Lighting	7,892	-13	\$640	\$4,458	7.0
Total	11,215	924	\$8,242	\$89,817	10.9

Table 149. Bldg. 1103 savings and payback summary, Climate Zone 6B (Helena, MT).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	434	129	\$1,044	\$9,183	8.8
Use Condensing Furnaces	0	623	\$4,847	\$14,578	3.0
Wall Insulation	623	26	\$261	\$6,596	25.3
Ground Floor Insulation	2,497	296	\$2,537	\$55,002	21.7
Use Sky Lighting	7,716	-17	\$592	\$4,458	7.5
Total	11,270	1,057	\$9,282	\$89,817	9.7

Table 150. Bldg. 1103 savings and payback summary, Climate Zone 7A (Duluth, MN).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	622	117	\$969	\$9,183	9.5
Use Condensing Furnaces	0	699	\$5,438	\$14,578	2.7
Wall Insulation	160	22	\$186	\$6,596	35.4
Ground Floor Insulation	1,807	251	\$2,122	\$55,002	25.9
Use Sky Lighting	7,761	-16	\$604	\$4,458	7.4
Total	10,351	1,073	\$9,320	\$89,817	9.6

Table 151. Bldg. 1103 savings and payback summary, Climate Zone 8A (Fairbanks, AK).

EEM	Electrical Savings (kWh/yr)	Thermal Savings (Mil. Btu/yr)	Annual Cost Savings	Implementation Costs	Payback Period (yrs)
Reduce Infiltration	558	119	\$978	\$9,183	9.4
Use Condensing Furnaces	0	759	\$5,905	\$14,578	2.5
Wall Insulation	48	17	\$137	\$6,596	48.2
Ground Floor Insulation	1,396	232	\$1,936	\$55,002	28.4
Use Sky Lighting	6,031	-15	\$450	\$4,458	9.9
Total	8,034	1,113	\$9,414	\$89,817	9.5

Figure 88. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM "Reduce Infiltration," by climate zone.

Figure 89. Bldg. 115, Fort Bliss, simple payback resulting from EEM "Reduce Infiltration," by climate zone.

Figure 90. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM "Use Condensing Furnaces," by climate zone.

Figure 91. Bldg. 115, Fort Bliss, simple payback resulting from EEM "Use Condensing Furnaces," by climate zone.

Figure 92. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM "Wall Insulation EEM," by climate zone.

Figure 93. Bldg. 115, Fort Bliss, simple payback resulting from EEM "Wall Insulation EEM," by climate zone.

Figure 94. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Ground Floor Insulation EEM,” by climate zone.

Figure 95. Bldg. 115, Fort Bliss, simple payback resulting from EEM “Ground Floor Insulation EEM,” by climate zone.

Figure 96. Bldg. 115, Fort Bliss, annual cost savings resulting from EEM “Use Skylighting EEM,” by climate zone.

Figure 97. Bldg. 115, Fort Bliss, simple payback resulting from EEM “Use Skylighting EEM,” by climate zone.

Figure 98. Bldg. 115, Fort Bliss, total EEM payback.

6 Historic Building Energy Savings Spreadsheet Tool

As part of the research in developing this report, an Excel spreadsheet was developed to compile the results. It contains calculations of energy and cost savings. The utility costs used in calculations (natural gas and electricity) are a DoD average. These quantities can be easily changed if needed to re-calculate the dollar savings for a particular location. The tool and the eQuest models are available at the same Internet location as this report.

7 Summary and Conclusions

This work reviewed the DoD stock of buildings either declared historical or deemed eligible for historic building status. Six buildings at Fort Sill, OK, that represent commonly found building types were selected for study of potential EEMs. Computer models of the buildings energy use were developed and used to estimate the potential energy savings of the various EEMs. Costs for the EEMs were estimated, simple paybacks calculated, and the results were further extrapolated to the 15 U.S. climate zones and summarized. The results from a previous study about historic buildings energy use at Fort Bliss (Underwood et al. 2011) were also used to develop similar concepts.

The results were used to develop a guide to suggest EEMs appropriate for use with historical buildings, and a general guide to the energy implications of using those EEMs in various climates. The results are summarized as follows:

- Note that the most general conclusion is that —as one might intuitively expect— all EEMs yield smaller savings and are therefore less economical in milder climates.
- **Replacement of mechanical equipment controls** (to allow set-point and schedule changes) was by far the most cost effective measure with an average simple payback of less than 2 months for all buildings in all climate zones.
- **Reduction of infiltration** was also very effective with a payback of less than 5 years in all but 8% of the climate zone building combinations.
- Improvement of **Wall insulation** on the inside of exterior walls was also very cost effective (with a simple payback of less than 5 years) in nine of 15 zones, most of which were in the colder zones.
- Although **Lighting retrofits** typically yield very good paybacks, lighting retrofits did not yield very good paybacks in most of the modeled buildings for two reasons: (1) the lighting density in the buildings modeled was very low so almost no areas were found to be overlit, and (2) all of the buildings had been retrofitted with energy efficient lighting. It was therefore decided not to model the base case with less efficient lighting or with overlit conditions because lighting retrofits have already been done in most DoD buildings. This differs from the ap-

proach taken for other EEMs such as scheduling in which, after modeling the building as found (referred to “As Is” in the modeling), the building was modeled without the EEM (scheduling) to determine the baseline. Therefore this result should be regarded as an anomaly; in general, lighting controls retrofits should always be considered.

- Improvement of **Roof/Attic Insulation** was found to rarely be a very good saver. Only Bldg. 441 had simple paybacks of less than 15 years, and then only in six (cooler) climate zones.
- **Replacement of Mechanical Equipment** was found to have a relatively good payback. As expected, replacing chillers in warm climates and boilers in cold climates has a much better payback than the reverse.
- The use of **Renewable Energy** was found to be physically feasible in two buildings (3419 and 1803). Wind turbines would distract from the historic nature of the area. Photovoltaic (PV) panels could be installed on the roof of Bldg. 3419 as could water heating panels. However, there was not enough demand for hot water in this administrative building to justify this measure. PV has potential on Bldg. 3419, but the payback is relatively long at 21 to 40 years. In Bldg. 1803, the replacement of conventional boiler/chiller with ground source heat pumps was found to have a good payback (1 to 7 years) depending on climate zone. Note that, although good payback was found even in the colder climate zones, it may not be practical in the colder climate zones due to the need for significant amounts of supplemental heat and issues with permafrost in the extreme climates. Also of note is that no costs were included for supplemental heating that may be needed in some climates.
- Improvement of **Ground Floor Insulation** was found to be somewhat cost effective with paybacks ranging from 5.4 to 9.9 years. This was found feasible in only one building, which has a crawl space type foundation that allows relatively easy access to insulate the floor.

Tables 152 to 160 summarize the analysis in the form of simple payback ($\text{Initial cost}[\$]/\text{Savings}[\$/\text{year}]$) for the various buildings and climate zones. Note that Bldgs. 441, 462, 463, 750, 1803, and 3419 are located at Fort Sill, OK, and Bldgs. 1, 115, and 1103 are located at Fort Bliss, TX.

It is anticipated that the results of this work will allow those involved in the process of identifying renovations in historic buildings, such as energy auditors and cultural resources persons, to specify projects that will improve the energy performance of historic buildings while accommodating

their unique aspects and requirements. This is an important issue since, as the stock of historic buildings continues to grow, there will be an increasing need for measures to meet various energy goals and requirements in these historically significant structures.

The results will also aid in development of more renewable energy projects in historic buildings that will meet many Federal directives, orders, and goals. The results will also assist in defining adaptable reuse of historical buildings by providing various alternatives for renovations to energy systems that are acceptable in historic buildings. This is expected to result in more projects being performed on historic structures. In turn, this will result in more comfortable, more habitable, better preserved facilities that will better support the Nation's military readiness.

Table 152. Simple payback resulting from decreasing infiltration.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
441	6.1	2.0	3.0	1.7	2.9	3.4	1.5	2.3	2.0	1.2	1.9	1.0	1.2	0.8	0.5
462	4.0	1.7	3.3	1.1	2.5	2.0	0.9	1.8	1.5	0.5	0.8	0.5	0.6	0.5	0.3
463	1.7	0.6	1.0	0.6	1.2	1.1	0.6	0.7	0.8	0.4	0.5	0.4	0.4	0.3	0.2
750	4.5	5.7	8.6	4.7	7.5	25.1	4.4	6.7	8.9	1.9	3.0	1.8	1.7	1.2	0.9
1803	3.0	0.9	2.0	0.9	1.1	2.1	1.0	1.0	1.3	0.6	1.2	0.6	0.6	0.5	0.4
3419	0.4	0.2	0.2	0.1	0.3	0.4	0.1	0.3	0.3	0.1	0.2	0.1	0.1	0.1	0.1

Table 153. Simple payback resulting from improving wall insulation.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
441	9.7	6.1	9.8	4.7	8.1	9.8	4.0	5.3	5.0	3.0	3.6	2.5	2.7	1.9	1.4
1	8.4	8.7	7.6	7.0	10.1	45.6	6.1	9.2	8.4	4.9	6.5	4.5	4.8	3.5	2.3
1103	20.6	20.2	26.9	19.5	18.6	17.3	26.5	20.4	27.4	29.1	25.5	36.2	25.3	35.4	48.2

Avg SP 13.7

Table 154. Simple payback resulting from improving roof/attic insulation.

Zone Bldg.	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
441	28.5	22.3	19.4	20.3	19.2	62.9	16.2	13.8	18.2	12.7	11.8	10.8	10.0	7.8	4.8
462	109.2	99.7	43.7	96.4	60.7	116.2	75.5	90.8	119.5	140.9	110.1	127.4	63.1	158.9	113.1
463	42.7	81.8	31.2	81.2	45.7	87.4	90.1	63.5	87.3	92.5	74.7	86.1	42.8	91.3	40.4
750	208.5	166.5	145.4	131.7	120.3	159.2	130.6	108.1	123.6	137.2	104.9	104.4	72.6	107.8	32.5
1803	240.4	201.0	88.9	174.9	19.2	174.9	186.2	153.9	167.0	169.1	194.4	162.7	86.6	221.2	67.9

Avg SP 92.7

Legend:

Very good (green) = 0 to 5 Good (yellow) = 5 to 15 d) = 15 +

Table 155. Simple payback resulting from replacing mechanical equipment.

Zone Building	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
462	100.1	33.8	46.2	22.0	30.2	23.9	15.5	20.8	17.5	10.8	13.1	9.8	10.2	7.9	5.7
463	33.0	6.5	11.7	4.6	6.8	5.9	3.5	4.6	4.2	2.5	2.8	2.3	2.4	1.8	1.5
750	1614.7	44.2	76.9	19.7	32.0	30.2	10.4	14.9	11.6	7.1	8.8	5.7	6.3	4.2	2.7
1803	7.0	3.9	4.7	2.4	4.6	6.3	2.1	2.7	2.9	1.5	1.8	1.4	1.5	1.2	1.0
3419	0.5	0.5	0.5	0.5	0.6	0.8	0.5	0.7	0.8	0.5	0.5	0.5	0.5	0.5	0.1
1103	81.5	9.8	11.9	5.6	5.6	6.6	3.8	4.0	4.4	3.2	3.5	3.3	3.2	3.0	2.7
Avg SP	28.4														

Table 156. Simple payback resulting from replacing mechanical equipment controls.

Zone Building	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
441	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
462	0.3	0.3	0.3	0.3	0.3	0.4	0.3	0.3	0.3	0.2	0.3	0.2	0.2	0.2	0.2
463	0.2	0.1	0.3	0.1	0.2	0.2	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1
750	0.3	0.4	0.4	0.4	0.4	0.5	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5
1803	0.7	0.4	0.6	0.4	0.5	0.5	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.3	0.2
3419	0.5	0.5	0.5	0.5	0.6	0.8	0.5	0.7	0.8	0.5	0.5	0.5	0.5	0.5	0.1
1	0.2	0.2	0.2	0.1	0.2	0.1	0.1	0.2	0.1	0.1	0.1	0.0	0.1	0.1	0.1
115	0.2	0.2	0.2	0.2	0.2	0.5	0.2	0.3	0.3	0.2	0.2	0.1	0.2	0.1	0.1
Avg SP	0.3														

Legend:

Very good (green) = 0 to 5

Good (yellow) = 5 to 15

d) = 15 +

Table 157. Simple payback resulting from lighting retrofits.

Zone Building	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
462	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4	27.4
463	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4
750	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8
1803	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2
3419	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2
1	13.9	15.1	15.0	16.3	16.4	19.5	18.6	18.2	21.1	19.5	20.1	20.6	20.9	22.1	25.9
115	5.0	5.6	5.5	6.1	5.9	6.7	6.7	6.6	7.1	8.0	7.8	8.5	8.7	9.9	12.2
Avg SP	18.3														

Table 158. Simple payback resulting from PV panels retrofit.

Zone Building	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
3419	25.5	27.8	21.6	25.7	21.0	24.0	28.2	20.9	34.2	29.1	23.5	29.7	28.1	29.1	40.3
Avg SP	27.2														

Table 159. Simple payback resulting from improving ground floor insulation.

Zone Building	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
1103	87.2	35.4	32.1	26.7	21.4	13.1	26.8	19.4	15.4	29.5	18.5	29.8	21.7	25.9	28.4
Avg SP	28.8														

Table 160. Simple payback resulting from the use of skylighting.

Zone Building	1A	2A	2B	3A	3B	3C	4A	4B	4C	5A	5B	6A	6B	7A	8A
1103	5.4	6.1	6.1	6.6	6.4	8.1	6.9	6.8	8.7	6.8	7.3	7.0	7.5	7.4	9.9
Avg SP	7.1														

Legend:

Very good (green) = 0 to 5

Good (yellow) = 5 to 15

d) = 15 +

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Acronyms and Abbreviations

Term	Definition
ACH	air changes per hour
AFB	Air Force Base
AHU	Air Handling Unit
ANSI	American National Standards Institute
Bn	Battalion
Btu	British Thermal Unit
CBECs	Commercial Buildings Energy Consumption Survey
CDD	Total Cooling Degree Days
CEERD	US Army Corps of Engineers, Engineer Research and Development Center
CERL	Construction Engineering Research Laboratory
COP	Coefficient of Performance
DDC	Direct Digital Control
DNR	Department of Natural Resources
DoD	U.S. Department of Defense
DX	Direct Expansion
ECM	Energy Conservation Measure
EEM	Energy Efficiency Measure
EISA	U.S. Energy Independence and Security Act of 2007
EO	Executive Order
EPACT	Energy Policy Act
ERDC	U.S. Army Engineer Research and Development Center
ERDC-CERL	Engineer Research and Development Center, Construction Engineering Research Laboratory
EUI	Energy Use Intensity
FCU	Fan-Coil Unit
FY	Fiscal Year
HDD	Heating Degree Day
HPA	Historical Preservation Act
HQ	Headquarters
HQIIS	(Army) Headquarters Installation Information System
HSC	Historic Status Code
HVAC	Heating, Ventilating, and Air-Conditioning
IP	Inch –Pound
LBNL	Lawrence Berkeley National Laboratory
LED/INC	Light Emitting Diode/Incandescent
MBH	1000 Btu/hr
MMBtu	million Btu
N/A	Not Applicable
NREL	National Renewable Energy Laboratory

Term	Definition
NRHP	National Register of Historic Places
NSN	National Supply Number
OASD(EI&E)	Office of the Assistant Secretary of Defense, Energy, Installations, and Environment
OBC	Occupancy-Based Control
OMB	Office of Management and Budget
PNNL	Pacific Northwest National Laboratory
PO	Post Office
PV	PhotoVoltaic
PX	Post Exchange
RPAD	(DoD) Real Property Assets Database
SA	Secretary of the Army
SAM	System Advisory Model
SAR	Same As Report
SF	Standard Form
SHPO	State Historic Preservation Office
SI	Système Internationale
SP	Static Pressure
USMC	US Marine Corps
VAV	Variable Air Volume
WHS	Washington Headquarters Services
WWI	World War I
WWII	World War II

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