



## Alaska Native Tribal Health Consortium

### Division of Environmental Health and Engineering

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April 17, 2013

The Honorable William Lord  
First Chief  
Nenana Traditional Council  
P.O. Box 356  
Nenana, AK 99760

Dear First Chief Lord

Re: Nenana Multipurpose Building Report

I have enclosed a copy of the report prepared as part of the energy audit of the Nenana Multipurpose Building. The audit was prepared by the Energy Projects Group of the Department of Environmental Health and Engineering (DEHE) at the Alaska Native Tribal Health Consortium (ANTHC). Please feel free to contact me at 907-729-3543 or [cremley@anthc.org](mailto:cremley@anthc.org) if you have any questions.

Once the energy efficiency measures are implemented, the fuel and electricity costs to operate the Nenana Multipurpose Building will be reduced by approximately \$7,163 per year or 36.9% of the \$19,410 annual energy cost in 2012.

The energy audit was performed with EECBG funds provided by Department of Energy grant DE-EE0001883. We encourage the Nenana Traditional Council to implement our recommendations. If funding the implementation is a concern, you might want to apply for the next round of EECBG funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl H. Remley', with a stylized flourish at the end.

Carl H. Remley  
Energy Projects Manager

Enclosure  
Nenana Multipurpose Building Report



# Comprehensive Energy Audit For Nenana Multipurpose Building



Prepared For  
**Nenana Native Association**

**March 25, 2013**

**Prepared By:**

**ANTHC**  
**3900 Ambassador Drive, Suite 301**  
**Anchorage, AK 99508**

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## PREFACE

The Energy Projects Group at the Alaska Native Tribal Health Consortium (ANTHC) prepared this document for the Nenana Native Association. The authors of this report are Carl Remley, Certified Energy Auditor (CEA) and Gavin Dixon.

The purpose of this report is to provide a comprehensive document that summarizes the findings and analysis that resulted from an energy audit conducted over the past couple months by the Energy Projects Group of ANTHC. This report analyzes historical energy use and identifies costs and savings of recommended energy efficiency measures. Discussions of site specific concerns and an Energy Efficiency Action Plan are also included in this report.

## ACKNOWLEDGMENTS

The Energy Projects Group gratefully acknowledges the assistance of Robin and Duke during the audit and lighting project.

# 1. EXECUTIVE SUMMARY

This report was prepared for the Nenana Native Council. The scope of the audit focused on Multipurpose Building. The scope of this report is a comprehensive energy study, which included an analysis of building shell, interior and exterior lighting systems, HVAC systems, and plug loads.

Based on electricity and fuel oil prices in effect at the time of the audit, the annual predicted energy costs for the buildings analyzed are \$8,496 for Electricity and \$10,913 for #1 Oil, with total energy costs of \$19,410 per year.

Table 1.1 below summarizes the energy efficiency measures analyzed for the Multipurpose Building. Listed are the estimates of the annual savings, installed costs, and two different financial measures of investment return.

Table 1.1 PRIORITY LIST – ENERGY EFFICIENCY MEASURES						
Rank	Feature	Improvement Description	Annual Energy Savings	Installed Cost	Savings to Investment Ratio, SIR <sup>1</sup>	Simple Payback (Years) <sup>2</sup>
1	Setback Thermostat: Clinic	Implement a Heating Temperature Unoccupied Setback to 60.0 deg F for the Clinic space.	\$902	\$750	16.32	0.8
2	Ventilation	Replace filter and install controls such that the unit only operates during working hours	\$1,045	\$1,000	13.81	1.0
3	Setback Thermostat: Kitchen	Implement a Heating Temperature Unoccupied Setback to 50.0 deg F for the Kitchen space.	\$694	\$750	12.54	1.1
4	Lighting - Power Retrofit: Ext Fixt - Eve Mount	Replace with LED 34W Module Electronic Fixtures	\$72 + \$60 Maint. Savings	\$250	4.49	3.5
5	Lighting - Power Retrofit: Ext Fixt - Eve Mount	Replace with 15 LED 34W Module Electronic Fixtures	\$1,069 + \$900 Maint. Savings	\$3,750	4.45	3.5
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10	Air Tightening	Perform air sealing to reduce air leakage by 1000 cfm at 50 Pascals.	\$683	\$3,500	1.81	5.1

**Table 1.1**  
**PRIORITY LIST – ENERGY EFFICIENCY MEASURES**

Rank	Feature	Improvement Description	Annual Energy Savings	Installed Cost	Savings to Investment Ratio, SIR <sup>1</sup>	Simple Payback (Years) <sup>2</sup>
11	Lighting - Power Retrofit: Kitchen - Pantry	Replace with LED (2) 17W Module Electronic fixtures	\$8 + \$30 Maint. Savings	\$200	1.59	25.5
12	Lighting - Power Retrofit: Kitchen - Hallway	Replace with 5 LED (2) 17W Module Electronic Fixtures	\$39 + \$150 Maint. Savings	\$1,000	1.59	25.5
13	Lighting - Power Retrofit: Kitchen - Kitchen	Replace with 6 LED (2) 17W Module Electronic Fixtures	\$47 + \$180 Maint. Savings	\$1,200	1.59	25.6
14	Lighting - Power Retrofit: Tribal Office	Replace with 23 LED (2) 17W Module Electronic Fixtures	\$353 + \$690 Maint. Savings	\$5,750	1.52	16.3
15	Lighting - Power Retrofit: Clinic	Replace with 59 LED (2) 17W Module Fixtures Electronic	\$603 + \$1,770 Maint. Savings	\$14,500	1.38	24.1
	<b>TOTAL, all measures</b>		<b>\$7,163</b> <b>+ \$4,230 Maint.</b> <b>Savings</b>	<b>\$46,069</b>	<b>2.83</b>	<b>6.4</b>

**Table Notes:**

<sup>1</sup> Savings to Investment Ratio (SIR) is a life-cycle cost measure calculated by dividing the total savings over the life of a project (expressed in today's dollars) by its investment costs. The SIR is an indication of the profitability of a measure; the higher the SIR, the more profitable the project. An SIR greater than 1.0 indicates a cost-effective project (i.e. more savings than cost). Remember that this profitability is based on the position of that Energy Efficiency Measure (EEM) in the overall list and assumes that the measures above it are implemented first.

<sup>2</sup> Simple Payback (SP) is a measure of the length of time required for the savings from an EEM to payback the investment cost, not counting interest on the investment and any future changes in energy prices. It is calculated by dividing the investment cost by the expected first-year savings of the EEM.

With all of these energy efficiency measures in place, the annual utility cost can be reduced by \$7,163 per year, or 36.9% of the buildings' total energy costs. These measures are estimated to cost \$46,069, for an overall simple payback period of 6.4 years.

Table 1.2 below is a breakdown of the annual energy cost across various energy end use types, such as Space Heating and Water Heating. The first row in the table shows the breakdown for the building as it is now. The second row shows the expected breakdown of energy cost for the building assuming all of the retrofits in this report are implemented. Finally, the last row shows the annual energy savings that will be achieved from the retrofits.

**Table 1.2  
Annual Energy Cost Estimate**

Description	Space Heating	Space Cooling	Water Heating	Lighting	Refrigeration	Other Electrical	Cooking	Clothes Drying	Ventilation Fans	Total Cost
Existing Building	\$10,436	\$0	\$958	\$6,036	\$698	\$1,010	\$0	\$0	\$272	<b>\$19,410</b>
With All Proposed Retrofits	\$6,146	\$0	\$1,105	\$3,219	\$698	\$1,010	\$0	\$0	\$69	<b>\$12,247</b>
SAVINGS	\$4,290	\$0	-\$146	\$2,816	\$0	\$0	\$0	\$0	\$203	<b>\$7,163</b>

## 2. AUDIT AND ANALYSIS BACKGROUND

### 2.1 Program Description

This audit included services to identify, develop, and evaluate energy efficiency measures at the Multipurpose Building. The scope of this project included evaluating building shell, lighting and other electrical systems, and HVAC equipment, motors and pumps. Measures were analyzed based on life-cycle-cost techniques, which include the initial cost of the equipment, life of the equipment, annual energy cost, annual maintenance cost, and a discount rate of 3.0%/year in excess of general inflation.

### 2.2 Audit Description

Preliminary audit information was gathered in preparation for the site survey. The site survey provides critical information in deciphering where energy is used and what opportunities exist within a building. The entire site was surveyed to inventory the following to gain an understanding of how each building operates:

- Building envelope (roof, windows, etc.)
- Heating, ventilation, and air conditioning equipment (HVAC)
- Lighting systems and controls
- Building-specific equipment
- Water consumption, treatment (optional) & disposal

The building site visit was performed to survey all major building components and systems. The site visit included detailed inspection of energy consuming components. Summary of building occupancy schedules, operating and maintenance practices, and energy management programs provided by the building manager were collected along with the system and components to determine a more accurate impact on energy consumption.

Details collected from Multipurpose Building enable a model of the building's energy usage to be developed, highlighting the building's total energy consumption, energy consumption by specific building component, and equivalent energy cost. The analysis involves distinguishing

the different fuels used on site, and analyzing their consumption in different activity areas of the building.

Multipurpose Building is classified as being made up of the following activity areas:

- 1) Tribal Office: 1,075 square feet
- 2) Clinic: 3,250 square feet
- 3) Kitchen: 1,075 square feet

In addition, the methodology involves taking into account a wide range of factors specific to the building. These factors are used in the construction of the model of energy used. The factors include:

- Occupancy hours
- Local climate conditions
- Prices paid for energy

### ***2.3. Method of Analysis***

Data collected was processed using AkWarm© Energy Use Software to estimate energy savings for each of the proposed energy efficiency measures (EEMs). The recommendations focus on the building envelope; HVAC; lighting, plug load, and other electrical improvements; and motor and pump systems that will reduce annual energy consumption.

EEMs are evaluated based on building use and processes, local climate conditions, building construction type, function, operational schedule, existing conditions, and foreseen future plans. Energy savings are calculated based on industry standard methods and engineering estimations.

Our analysis provides a number of tools for assessing the cost effectiveness of various improvement options. These tools utilize **Life-Cycle Costing**, which is defined in this context as a method of cost analysis that estimates the total cost of a project over the period of time that includes both the construction cost and ongoing maintenance and operating costs.

**Savings to Investment Ratio (SIR) = Savings divided by Investment**

**Savings** includes the total discounted dollar savings considered over the life of the improvement. When these savings are added up, changes in future fuel prices as projected by the Department of Energy are included. Future savings are discounted to the present to account for the time-value of money (i.e. money's ability to earn interest over time). The **Investment** in the SIR calculation includes the labor and materials required to install the measure. An SIR value of at least 1.0 indicates that the project is cost-effective—total savings exceed the investment costs.

**Simple payback** is a cost analysis method whereby the investment cost of a project is divided by the first year's savings of the project to give the number of years required to recover the cost of the investment. This may be compared to the expected time before replacement of the system or component will be required. For example, if a boiler costs \$12,000 and results in a savings of \$1,000 in the first year, the payback time is 12 years. If the boiler has an expected

life to replacement of 10 years, it would not be financially viable to make the investment since the payback period of 12 years is greater than the project life.

The Simple Payback calculation does not consider likely increases in future annual savings due to energy price increases. As an offsetting simplification, simple payback does not consider the need to earn interest on the investment (i.e. it does not consider the time-value of money). Because of these simplifications, the SIR figure is considered to be a better financial investment indicator than the Simple Payback measure.

Measures are implemented in order of cost-effectiveness. The program first calculates individual SIRs, and ranks all measures by SIR, higher SIRs at the top of the list. An individual measure must have an individual  $SIR \geq 1$  to make the cut. Next the building is modified and re-simulated with the highest ranked measure included. Now all remaining measures are re-evaluated and ranked, and the next most cost-effective measure is implemented. AkWarm goes through this iterative process until all appropriate measures have been evaluated and installed.

It is important to note that the savings for each recommendation is calculated based on implementing the most cost effective measure first, and then cycling through the list to find the next most cost effective measure. Implementation of more than one EEM often affects the savings of other EEMs. The savings may in some cases be relatively higher if an individual EEM is implemented in lieu of multiple recommended EEMs. For example implementing a reduced operating schedule for inefficient lighting will result in relatively high savings. Implementing a reduced operating schedule for newly installed efficient lighting will result in lower relative savings, because the efficient lighting system uses less energy during each hour of operation. If multiple EEM's are recommended to be implemented, AkWarm calculates the combined savings appropriately.

Cost savings are calculated based on estimated initial costs for each measure. Installation costs include labor and equipment to estimate the full up-front investment required to implement a change. Costs are derived from Means Cost Data, industry publications, and local contractors and equipment suppliers.

## ***2.4 Limitations of Study***

All results are dependent on the quality of input data provided, and can only act as an approximation. In some instances, several methods may achieve the identified savings. This report is not intended as a final design document. The design professional or other persons following the recommendations shall accept responsibility and liability for the results.

# **3. Multipurpose Building**

## ***3.1. Building Description***

The 5,400 square foot Multipurpose Building was constructed in 2000, with a normal occupancy of 18 people. The number of hours of operation for this building average 6.4 hours per day, considering all seven days of the week.



This facility encompasses a tribal office, a clinic, and a kitchen.

### **Description of Building Shell**

The exterior walls are 2x8 construction with 5.5 inches of R-21 fiberglass batt insulation.

The roof of the building is a cold roof with 5.5 inches of fiberglass batt insulation.

The floor/foundation of the building is built with a leaky crawlspace and has six inches of R-19 fiberglass batt insulation.

Typical windows throughout the building are double paned glass with vinyl insulation.

Doors are metal with an EPS core.

### **Description of Heating Plants**

The Heating Plants used in the building are:

Tribal Offices, Clinic & Kitchen

Nameplate Information:	Weil McLain: P-WGO-8
S/N: CP3455372	
Fuel Type:	#1 Oil
Input Rating:	242,000 BTU/hr
Steady State Efficiency:	86 %
Idle Loss:	1.5 %
Heat Distribution Type:	Water
Boiler Operation:	All Year
Notes:	Heating Zones plus one zone for Amtrol Hot water tank

### **Space Heating Distribution Systems**

The heating system for the multipurpose building consists of individual hydronic zones for each section of the building. Testing during the on-site portion of the audit indicated that all zone controls were operational.

### **Domestic Hot Water System**

A 50 gallon R-10 insulated, Amtrol hot water tank is heated off of the boiler, and the facility uses about 50 gallons of 135 degree water per day.

### **Description of Building Ventilation System**

A Life Breath by Nutech provides ventilation to the facility. The filters were completely blocked at the time of the audit. The unit moves about 90 CFM 24 hours per day.

### **Lighting**

Fluorescent Lighting in the facility is magnetic T12 fixtures with 40 watt bulbs. Exterior lighting is made up of a variety of metal halide fixtures.

### **Plug Loads**

Plug loads in the facility are made up primarily of two refrigerators, two freezers, and a variety of kitchen appliances, computers, printers, and the medical and dental equipment in the clinic.

## ***3.2 Predicted Energy Use***

### **3.2.1 Energy Usage / Tariffs**

The electric usage profile charts (below) represents the predicted electrical usage for the building. If actual electricity usage records were available, the model used to predict usage was calibrated to approximately match actual usage. The electric utility measures consumption in kilowatt-hours (kWh) and maximum demand in kilowatts (kW). One kWh usage is equivalent to 1,000 watts running for one hour.

The fuel oil usage profile shows the fuel oil usage for the building. Fuel oil consumption is measured in gallons. One gallon of #1 Fuel Oil provides approximately 132,000 BTUs of energy.

The following is a list of the utility companies providing energy to the building and the class of service provided:

Electricity: Golden Valley Electric - Residential

The average cost for each type of fuel used in this building is shown below in Table 3.1. This figure includes all surcharges, subsidies, and utility customer charges:

<b>Table 3.1 – Average Energy Cost</b>	
<b>Description</b>	<b>Average Energy Cost</b>
Electricity	\$ 0.20/kWh
#1 Oil	\$ 4.28/gallons

#### **3.2.1.1 Total Energy Use and Cost Breakdown**

At current rates, Nenana Native Council pays approximately \$19,410 annually for electricity and other fuel costs for the Multipurpose Building.

Figure 3.1 below reflects the estimated distribution of costs across the primary end uses of energy based on the AkWarm© computer simulation. Comparing the “Retrofit” bar in the

figure to the “Existing” bar shows the potential savings from implementing all of the energy efficiency measures shown in this report.

**Figure 3.1**  
**Annual Energy Costs by End Use**

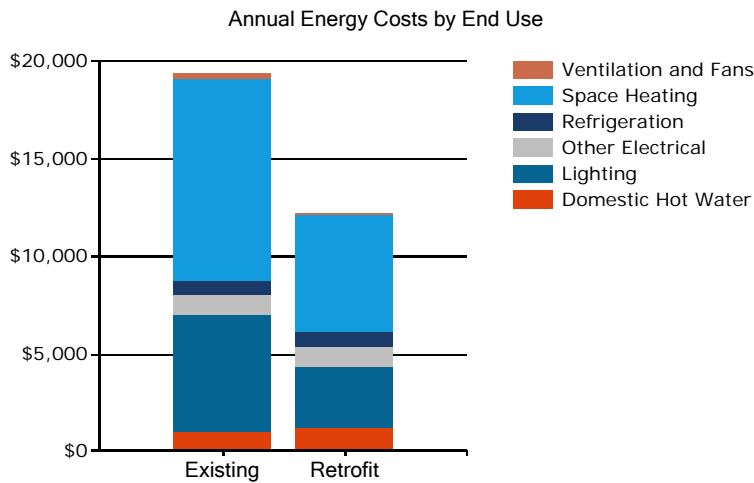


Figure 3.2 below shows how the annual energy cost of the building splits between the different fuels used by the building. The “Existing” bar shows the breakdown for the building as it is now; the “Retrofit” bar shows the predicted costs if all of the energy efficiency measures in this report are implemented.

**Figure 3.2**  
**Annual Energy Costs by Fuel Type**

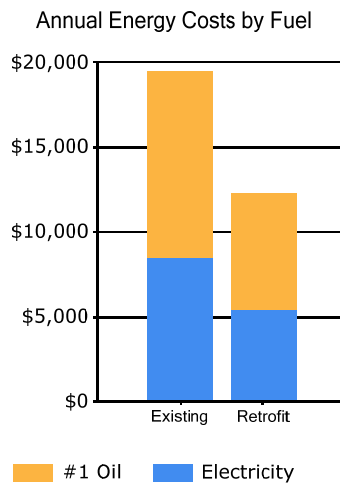
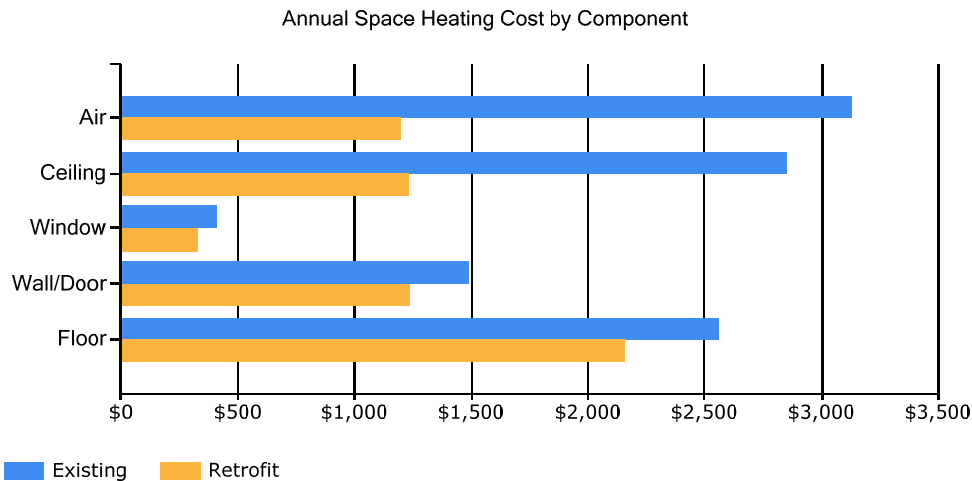


Figure 3.3 below addresses only Space Heating costs. The figure shows how each heat loss component contributes to those costs; for example, the figure shows how much annual space heating cost is caused by the heat loss through the Walls/Doors. For each component, the space heating cost for the Existing building is shown (blue bar) and the space heating cost assuming all retrofits are implemented (yellow bar) are shown.

**Figure 3.3**  
**Annual Space Heating Cost by Component**



The tables below show AkWarm’s estimate of the monthly fuel use for each of the fuels used in the building. For each fuel, the fuel use is broken down across the energy end uses. Note, in the tables below “DHW” refers to Domestic Hot Water heating.

<b>Electrical Consumption (kWh)</b>												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Lighting	2475	2255	2475	2395	2475	2395	2475	2475	2395	2475	2395	2475
Refrigeration	286	261	286	277	286	277	286	286	277	286	277	286
Other_Electrical	414	377	414	401	414	401	414	414	401	414	401	414
Ventilation_Fans	112	102	112	108	112	108	112	112	108	112	108	112
DHW	183	167	184	178	184	179	185	184	178	184	178	183
Space_Heating	26	21	18	11	6	3	3	4	7	13	19	25

<b>Fuel Oil #1 Consumption (Gallons)</b>												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
DHW	8	7	8	8	10	15	17	12	9	8	8	8
Space_Heating	441	348	297	154	70	25	21	41	87	200	322	424

### 3.2.2 Energy Use Index (EUI)

Energy Use Index (EUI) is a measure of a building’s annual energy utilization per square foot of building. This calculation is completed by converting all utility usage consumed by a building for one year, to British Thermal Units (Btu) or kBtu, and dividing this number by the building square footage. EUI is a good measure of a building’s energy use and is utilized regularly for comparison of energy performance for similar building types. The Oak Ridge National Laboratory (ORNL) Buildings Technology Center under a contract with the U.S. Department of Energy maintains a Benchmarking Building Energy Performance Program. The ORNL website determines how a building’s energy use compares with similar facilities throughout the U.S. and in a specific region or state.

Source use differs from site usage when comparing a building’s energy consumption with the national average. Site energy use is the energy consumed by the building at the building site only. Source energy use includes the site energy use as well as all of the losses to create and distribute the energy to the building. Source energy represents the total amount of raw fuel that is required to operate the building. It incorporates all transmission, delivery, and production losses, which allows for a complete assessment of energy efficiency in a building. The type of utility purchased has a substantial impact on the source energy use of a building. The EPA has determined that source energy is the most comparable unit for evaluation purposes and overall global impact. Both the site and source EUI ratings for the building are provided to understand and compare the differences in energy use. The site and source EUIs for this building are calculated as follows. (See Table 3.4 for details):

$$\text{Building Site EUI} = \frac{(\text{Electric Usage in kBtu} + \text{Fuel Oil Usage in kBtu})}{\text{Building Square Footage}}$$

$$\text{Building Source EUI} = \frac{(\text{Electric Usage in kBtu} \times \text{SS Ratio} + \text{Fuel Oil Usage in kBtu} \times \text{SS Ratio})}{\text{Building Square Footage}}$$

where “SS Ratio” is the Source Energy to Site Energy ratio for the particular fuel.

**Table 3.4  
Multipurpose Building EUI Calculations**

Energy Type	Building Fuel Use per Year	Site Energy Use per Year, kBtu	Source/Site Ratio	Source Energy Use per Year, kBtu
Electricity	41,046 kWh	140,089	3.340	467,898
#1 Oil	2,550 gallons	336,584	1.010	339,950
<b>Total</b>		<b>476,674</b>		<b>807,848</b>
BUILDING AREA		5,400	Square Feet	
BUILDING SITE EUI		88	kBTU/Ft <sup>2</sup> /Yr	
<b>BUILDING SOURCE EUI</b>		<b>150</b>	<b>kBTU/Ft<sup>2</sup>/Yr</b>	
* Site - Source Ratio data is provided by the Energy Star Performance Rating Methodology for Incorporating Source Energy Use document issued March 2011.				

### **3.3 AkWarm© Building Simulation**

An accurate model of the building performance can be created by simulating the thermal performance of the walls, roof, windows and floors of the building. The HVAC system and central plant are modeled as well, accounting for the outside air ventilation required by the building and the heat recovery equipment in place.

The model uses local weather data and is trued up to historical energy use to ensure its accuracy. The model can be used now and in the future to measure the utility bill impact of all types of energy projects, including improving building insulation, modifying glazing, changing air handler schedules, increasing heat recovery, installing high efficiency boilers, using variable air volume air handlers, adjusting outside air ventilation and adding cogeneration systems.

For the purposes of this study, the Multipurpose Building was modeled using AkWarm© energy use software to establish a baseline space heating and cooling energy usage. Climate data from Nenana was used for analysis. From this, the model was calibrated to predict the impact of theoretical energy savings measures. Once annual energy savings from a particular measure were predicted and the initial capital cost was estimated, payback scenarios were approximated. Equipment cost estimate calculations are provided in Appendix D.

**Limitations of AkWarm© Models**

- The model is based on typical mean year weather data for Nenana. This data represents the average ambient weather profile as observed over approximately 30 years. As such, the gas and electric profiles generated will not likely compare perfectly with actual energy billing information from any single year. This is especially true for years with extreme warm or cold periods, or even years with unexpectedly moderate weather.
- The heating and cooling load model is a simple two-zone model consisting of the building’s core interior spaces and the building’s perimeter spaces. This simplified approach loses accuracy for buildings that have large variations in cooling/heating loads across different parts of the building.
- The model does not model HVAC systems that simultaneously provide both heating and cooling to the same building space (typically done as a means of providing temperature control in the space).

The energy balances shown in Section 3.1 were derived from the output generated by the AkWarm© simulations.

**4. ENERGY COST SAVING MEASURES**

**4.1 Summary of Results**

The energy saving measures are summarized in Table 4.1. Please refer to the individual measure descriptions later in this report for more detail. Calculations and cost estimates for analyzed measures are provided in Appendix C.

<b>Table 4.1</b> <b>Multipurpose Building, Nenana, Alaska</b> <b>PRIORITY LIST – ENERGY EFFICIENCY MEASURES</b>						
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**Table 4.1**  
**Multipurpose Building, Nenana, Alaska**  
**PRIORITY LIST – ENERGY EFFICIENCY MEASURES**

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14	Lighting - Power Retrofit: Tribal Office	Replace with 23 LED (2) 17W Module Electronic Fixtures	\$353 + \$690 Maint. Savings	\$5,750	1.52	16.3
15	Lighting - Power Retrofit: Clinic	Replace with 59 LED (2) 17W Module Fixtures Electronic	\$603 + \$1,770 Maint. Savings	\$14,500	1.38	24.1
	<b>TOTAL, all measures</b>		<b>\$7,163 + \$4,230 Maint. Savings</b>	<b>\$46,069</b>	<b>2.83</b>	<b>6.4</b>

### ***4.2 Interactive Effects of Projects***

The savings for a particular measure are calculated assuming all recommended EEMs coming before that measure in the list are implemented. If some EEMs are not implemented, savings for the remaining EEMs will be affected. For example, if ceiling insulation is not added, then savings from a project to

replace the heating system will be increased, because the heating system for the building supplies a larger load.

In general, all projects are evaluated sequentially so energy savings associated with one EEM would not also be attributed to another EEM. By modeling the recommended project sequentially, the analysis accounts for interactive affects among the EEMs and does not “double count” savings.

Interior lighting, plug loads, facility equipment, and occupants generate heat within the building. When the building is in cooling mode, these items contribute to the overall cooling demands of the building; therefore, lighting efficiency improvements will reduce cooling requirements in air-conditioned buildings. Conversely, lighting-efficiency improvements are anticipated to slightly increase heating requirements. Heating penalties and cooling benefits were included in the lighting project analysis.

### 4.3 Building Shell Measures

#### 4.3.1 Insulation Measures

Rank	Location	Existing Type/R-Value	Recommendation Type/R-Value		
8	Ceiling w/ Attic: Clinic, Tribal Office and Kitchen	Framing Type: Standard Framing Spacing: 24 inches Insulated Sheathing: None Bottom Insulation Layer: R-21 Batt:FG or RW, 5.5 inches Top Insulation Layer: None Modeled R-Value: 22.7	Add R-30 fiberglass batts to attic with Standard Truss.		
<b>Installation Cost</b>	\$10,619	<b>Estimated Life of Measure (yrs)</b>	30	<b>Energy Savings (/yr)</b>	\$1,276
<b>Breakeven Cost</b>	\$30,251	<b>Savings-to-Investment Ratio</b>	2.8	<b>Simple Payback yrs</b>	8
Auditors Notes:					

#### 4.3.2 Air Sealing Measures

Rank	Location	Existing Air Leakage Level (cfm@50/75 Pa)	Recommended Air Leakage Reduction (cfm@50/75 Pa)		
10		Air Tightness from Blower Door Test: 2544 cfm at 50 Pascals	Perform air sealing to reduce air leakage by 1000 cfm at 50 Pascals.		
<b>Installation Cost</b>	\$3,500	<b>Estimated Life of Measure (yrs)</b>	10	<b>Energy Savings (/yr)</b>	\$683
<b>Breakeven Cost</b>	\$6,352	<b>Savings-to-Investment Ratio</b>	1.8	<b>Simple Payback yrs</b>	5
Auditors Notes: Replace the door between the kitchen and the community hall and weather strip all other doors.					

### 4.4 Mechanical Equipment Measures

#### 4.4.1 Ventilation System Measures



Rank	Description		Recommendation		
2			Replace filter and install controls such that the unit only operates during working hours		
<b>Installation Cost</b>	\$1,000	<b>Estimated Life of Measure (yrs)</b>	15	<b>Energy Savings (/yr)</b>	\$1,045
<b>Breakeven Cost</b>	\$13,807	<b>Savings-to-Investment Ratio</b>	13.8	<b>Simple Payback yrs</b>	1
Auditors Notes: The filter was totally blocked during the audit and needs to be replaced. Also, the controls necessary to limit the HRV operation to working hours are needed.					

#### 4.4.2 Night Setback Thermostat Measures

Rank	Building Space		Recommendation		
1	Clinic		Implement a Heating Temperature Unoccupied Setback to 60.0 deg F for the Clinic space.		
<b>Installation Cost</b>	\$750	<b>Estimated Life of Measure (yrs)</b>	15	<b>Energy Savings (/yr)</b>	\$902
<b>Breakeven Cost</b>	\$12,236	<b>Savings-to-Investment Ratio</b>	16.3	<b>Simple Payback yrs</b>	1
Auditors Notes: Installing a setback thermostat, and setting the system to heat the facility to only 60 degrees when the facility is unoccupied, such as at nights and on weekends, would reduce fuel heating costs significantly.					

Rank	Building Space		Recommendation		
3	Kitchen		Implement a Heating Temperature Unoccupied Setback to 50.0 deg F for the Kitchen space.		
<b>Installation Cost</b>	\$750	<b>Estimated Life of Measure (yrs)</b>	15	<b>Energy Savings (/yr)</b>	\$694
<b>Breakeven Cost</b>	\$9,408	<b>Savings-to-Investment Ratio</b>	12.5	<b>Simple Payback yrs</b>	1
Auditors Notes: Installing a setback thermostat, and setting the system to heat the facility to only 50 degrees when the facility is unoccupied, would reduce fuel heating costs significantly.					

Rank	Building Space		Recommendation		
6	Tribal Office		Implement a Heating Temperature Unoccupied Setback to 60.0 deg F for the Tribal Office space.		
<b>Installation Cost</b>	\$750	<b>Estimated Life of Measure (yrs)</b>	15	<b>Energy Savings (/yr)</b>	\$199
<b>Breakeven Cost</b>	\$2,705	<b>Savings-to-Investment Ratio</b>	3.6	<b>Simple Payback yrs</b>	4
Auditors Notes: Installing a setback thermostat, and setting the system to heat the facility to only 60 degrees when the facility is unoccupied, such as at nights and on weekends, would reduce fuel heating costs significantly.					

#### 4.5 Electrical & Appliance Measures

##### 4.5.1 Lighting Measures

The goal of this section is to present any lighting energy conservation measures that may also be cost beneficial. It should be noted that replacing current bulbs with more energy-efficient equivalents will have a small effect on the building heating and cooling loads. The building cooling load will see a small decrease from an upgrade to more efficient bulbs and the heating load will see a small increase, as the more energy efficient bulbs give off less heat.

#### 4.5.1a Lighting Measures – Replace Existing Fixtures/Bulbs

Rank	Location	Existing Condition	Recommendation
4	Ext Fixt - Eve Mount	MH 100 Watt Electronic with Daylight Sensor	Replace with LED 34W Module Electronic
<b>Installation Cost</b>	\$250	<b>Estimated Life of Measure (yrs)</b>	10
			<b>Energy Savings (/yr)</b>
			\$72
			<b>Maintenance Savings (/yr)</b>
			\$60
<b>Breakeven Cost</b>	\$1,122	<b>Savings-to-Investment Ratio</b>	4.5
			<b>Simple Payback yrs</b>
			3
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.			

Rank	Location	Existing Condition	Recommendation
5	Ext Fixt - Eve Mount	15 MH 70 Watt Electronic	Replace with 15 LED 34W Module Electronic
<b>Installation Cost</b>	\$3,750	<b>Estimated Life of Measure (yrs)</b>	10
			<b>Energy Savings (/yr)</b>
			\$1,069
			<b>Maintenance Savings (/yr)</b>
			\$900
<b>Breakeven Cost</b>	\$16,680	<b>Savings-to-Investment Ratio</b>	4.4
			<b>Simple Payback yrs</b>
			4
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.			

Rank	Location	Existing Condition	Recommendation
7	Ext Fixt - Wall Pack	4 MH 50 Watt Electronic with Manual Switching	Replace with 4 LED 20W Module Electronic
<b>Installation Cost</b>	\$1,000	<b>Estimated Life of Measure (yrs)</b>	10
			<b>Energy Savings (/yr)</b>
			\$120
			<b>Maintenance Savings (/yr)</b>
			\$240
<b>Breakeven Cost</b>	\$3,059	<b>Savings-to-Investment Ratio</b>	3.1
			<b>Simple Payback yrs</b>
			8
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.			

Rank	Location	Existing Condition	Recommendation
9	Clinic - Hallway	7 FLUOR [Unknown Lamp] with Manual Switching	Replace with 7 LED (2) 8W Module Electronic
<b>Installation Cost</b>	\$1,050	<b>Estimated Life of Measure (yrs)</b>	10
			<b>Energy Savings (/yr)</b>
			\$52
			<b>Maintenance Savings (/yr)</b>
			\$210
<b>Breakeven Cost</b>	\$2,209	<b>Savings-to-Investment Ratio</b>	2.1
			<b>Simple Payback yrs</b>
			20
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.			

Rank	Location	Existing Condition	Recommendation
11	Kitchen - Pantry	FLUOR (2) T12 4' F40T12 40W Standard Electronic with Manual Switching	Replace with LED (2) 17W Module Electronic
<b>Installation Cost</b>	\$200	<b>Estimated Life of Measure (yrs)</b>	10
			<b>Energy Savings (/yr)</b>
			\$8
			<b>Maintenance Savings (/yr)</b>
			\$30
<b>Breakeven Cost</b>	\$319	<b>Savings-to-Investment Ratio</b>	1.6
			<b>Simple Payback yrs</b>
			25

Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.

Rank	Location	Existing Condition		Recommendation	
12	Kitchen - Hallway	5 FLUOR (2) T12 4' F40T12 40W Standard Electronic with Manual Switching		Replace with 5 LED (2) 17W Module Electronic	
<b>Installation Cost</b>		\$1,000	<b>Estimated Life of Measure (yrs)</b>	10	<b>Energy Savings (/yr)</b> \$39
					<b>Maintenance Savings (/yr)</b> \$150
<b>Breakeven Cost</b>		\$1,593	<b>Savings-to-Investment Ratio</b>	1.6	<b>Simple Payback yrs</b> 26
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.					

Rank	Location	Existing Condition		Recommendation	
13	Kitchen - Kitchen	6 FLUOR (2) T12 4' F40T12 40W Standard Electronic with Manual Switching		Replace with 6 LED (2) 17W Module Electronic	
<b>Installation Cost</b>		\$1,200	<b>Estimated Life of Measure (yrs)</b>	10	<b>Energy Savings (/yr)</b> \$47
					<b>Maintenance Savings (/yr)</b> \$180
<b>Breakeven Cost</b>		\$1,911	<b>Savings-to-Investment Ratio</b>	1.6	<b>Simple Payback yrs</b> 26
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.					

Rank	Location	Existing Condition		Recommendation	
14	Tribal Office	23 FLUOR (2) T12 4' F40T12 40W Standard Electronic with Manual Switching		Replace with 23 LED (2) 17W Module Electronic	
<b>Installation Cost</b>		\$5,750	<b>Estimated Life of Measure (yrs)</b>	10	<b>Energy Savings (/yr)</b> \$353
					<b>Maintenance Savings (/yr)</b> \$690
<b>Breakeven Cost</b>		\$8,737	<b>Savings-to-Investment Ratio</b>	1.5	<b>Simple Payback yrs</b> 16
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.					

Rank	Location	Existing Condition		Recommendation	
15	Clinic	59 FLUOR (2) T12 4' F40T12 40W Standard Electronic with Manual Switching		Replace with 59 LED (2) 17W Module Electronic	
<b>Installation Cost</b>		\$14,500	<b>Estimated Life of Measure (yrs)</b>	10	<b>Energy Savings (/yr)</b> \$603
					<b>Maintenance Savings (/yr)</b> \$1,770
<b>Breakeven Cost</b>		\$19,955	<b>Savings-to-Investment Ratio</b>	1.4	<b>Simple Payback yrs</b> 24
Auditors Notes: Replacing current fixtures with LED lighting will reduce electrical costs, reduce the need to replace bulbs, and increase lighting performance in the cold.					

## 5. ENERGY EFFICIENCY ACTION PLAN

Through inspection of the energy-using equipment on-site and discussions with site facilities personnel, this energy audit has identified several energy-saving measures. The measures will reduce the amount of fuel burned and electricity used at the site. The projects will not degrade the performance of the building and, in some cases, will improve it.

Several types of EEMs can be implemented immediately by building staff, and others will require various amounts of lead time for engineering and equipment acquisition. In some cases, there are logical advantages to implementing EEMs concurrently. For example, if the same electrical contractor is used to install both lighting equipment and motors, implementation of these measures should be scheduled to occur simultaneously.

## **Appendix A – Listing of Energy Conservation and Renewable Energy Websites**

### **Lighting**

Illumination Engineering Society - <http://www.iesna.org/>

Energy Star Compact Fluorescent Lighting Program - [www.energystar.gov/index.cfm?c=cfls.pr\\_cfls](http://www.energystar.gov/index.cfm?c=cfls.pr_cfls)

DOE Solid State Lighting Program - <http://www1.eere.energy.gov/buildings/ssl/>

DOE office of Energy Efficiency and Renewable Energy - [http://apps1.eere.energy.gov/consumer/your\\_workplace/](http://apps1.eere.energy.gov/consumer/your_workplace/)

Energy Star – [http://www.energystar.gov/index.cfm?c=lighting.pr\\_lighting](http://www.energystar.gov/index.cfm?c=lighting.pr_lighting)

### **Hot Water Heaters**

Heat Pump Water Heaters - [http://apps1.eere.energy.gov/consumer/your\\_home/water\\_heating/index.cfm/mytopic=12840](http://apps1.eere.energy.gov/consumer/your_home/water_heating/index.cfm/mytopic=12840)

### **Solar Water Heating**

FEMP Federal Technology Alerts – [http://www.eere.energy.gov/femp/pdfs/FTA\\_solwat\\_heat.pdf](http://www.eere.energy.gov/femp/pdfs/FTA_solwat_heat.pdf)

Solar Radiation Data Manual – <http://rredc.nrel.gov/solar/pubs/redbook>

### **Plug Loads**

DOE office of Energy Efficiency and Renewable Energy – [http://apps1.eere.energy.gov/consumer/your\\_workplace/](http://apps1.eere.energy.gov/consumer/your_workplace/)

Energy Star – [http://www.energystar.gov/index.cfm?fuseaction=find\\_a\\_product](http://www.energystar.gov/index.cfm?fuseaction=find_a_product)

The Greenest Desktop Computers of 2008 - <http://www.metaefficient.com/computers/the-greenest-pcs-of-2008.html>

### **Wind**

AWEA Web Site – <http://www.awea.org>

National Wind Coordinating Collaborative – <http://www.nationalwind.org>

Utility Wind Interest Group site: <http://www.uwig.org>

WPA Web Site – <http://www.windpoweringamerica.gov>

Homepower Web Site: <http://homepower.com>

Windustry Project: <http://www.windustry.com>

## **Solar**

NREL – <http://www.nrel.gov/rredc/>

Firstlook – <http://firstlook.3tiergroup.com>

TMY or Weather Data – [http://rredc.nrel.gov/solar/old\\_data/nsrdb/1991-2005/tmy3/](http://rredc.nrel.gov/solar/old_data/nsrdb/1991-2005/tmy3/)

State and Utility Incentives and Utility Policies - <http://www.dsireusa.org>

## **Appendix B – Direct Vent Oil Heater Programming**

Using the temperature setbacks built into most direct vent oil heaters, such as Toyotomi Lasers and Monitor MPIs is a simple, cost effective way to save energy. We recommend setback temperatures of 60 degrees for nights and weekends in offices and other frequently occupied facilities. In buildings that are occupied intermittently, such as Bingo Halls, we recommend a setback of 50 or 55 degrees. Facilities that are never occupied, such as lift stations and well houses, should be setback to 40 degrees, to prevent freezeups. Check the following websites for tips on programming the built in temperature setback capabilities of your specific direct vent oil heater.

[http://www.toyotomiusa.com/ownersManuals\\_ventedHeaters.php](http://www.toyotomiusa.com/ownersManuals_ventedHeaters.php)

<http://www.monitorproducts.com/customer-support/manuals>