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## **Garrisons generating savings by installing meters on reimbursable facilities**

By Debra Valine

Directors of Public Works, faced with the expense of installing advanced metering systems on new military construction and some renovation projects, have looked to reimbursable tenant buildings as a way to generate cash.

Historically, the Army did not have advanced meters on reimbursable facilities such as lodging, post exchanges, and morale, welfare and recreation facilities to measure utility use. Therefore, the portion of the utility bill sent to them had the potential to not accurately or fairly reflect their true utility usage. By installing advanced utility meters on these facilities, the tenants get a more accurate measure of energy consumption.

In fact, Installation Management Command recently issued a directive in which installations can bill reimbursable facilities only if utility meters have been installed.

The Army is complying with both the Energy Policy Act of 2005 and the Energy Independence and Security Act of 2007 that require advanced electric metering in federal buildings by Oct. 1, 2012, and other advanced utility metering in federal buildings by Oct. 1, 2016.

The Army Metering Program is installing advanced meters that report remotely to a central data base accessible via the Engineering Knowledge Online Web site. This system will provide Army installations the capability to measure and track electricity, water, natural gas and steam consumption at the facility level.

The U.S. Army Engineering and Support Center in Huntsville, Ala., manages the execution of the metering and other energy programs for the Office of the Assistant Chief of Staff for Installation Management and IMCOM.

“Usually barracks and lodging facilities have energy consumption rates higher than similar sized garrison structures,” said Jeffery Murrell, metering execution project manager, Huntsville Center.

“The Army strongly considers metering as the ultimate predecessor to building or base-wide utility monitoring and controls systems and energy efficiency heating, ventilation and air condition systems in order to remotely control and reduce the now measured utility consumption at these structures,” Murrell said. “The goals are to make the Soldiers and lodging occupants very conformable and to measure and reduce energy at the same time.”

Some garrisons have already installed electric, natural gas, water and steam meters. For example, potable and hot water meters were installed at Henderson Hall and other barracks in Bamberg, Germany, over the last two years. The garrison used Huntsville Center’s standards, but installed the meters on their own.

“Usually before a garrison starts a renovation project, they get in contact with me, and I send them a copy of our specifications and a recent performance work statement,” Murrell said. “They go back and incorporate that information into their contracts, and that is what they use to install the meters. This is happening a lot in Europe, and, so far, it has been very successful.”

Garrisons stateside also are doing this. “They are telling us that if they do the work, they want it done at reimbursable facilities like Army lodging, post exchanges, morale, welfare and recreation facilities, etc., before they install meters at other buildings.” Murrell said. “Forts Myer and McNair in Northern Virginia might recover up to \$150,000 per month by billing reimbursable tenant facilities.”

HQ buildings and barracks are always considered in the second phase for installation of meters.

According to Murrell, most of the meters at reimbursable buildings will have displays. The owners want to be able to see what is being consumed.

“With the displays on the reimbursable tenant facilities, we have been seeing an Armywide reduction in energy consumption,” Murrell said. “The Hawthorne economic principle that says when people know their activities are being observed, they will reduce wasteful activities. We are projecting that by adding these meters building occupants will reduce consumption 2-5 percent.

“At Fort Detrick, Md., Mr. Larry Potter, the DPW chief, told me they have noticed that when they have these meters in place and tied to a building control system, they notice anywhere between 2 and 3 percent energy reduction per building,” Murrell said.

The Army also requires the installation of advanced utility meters on all Military Construction projects and for renovation or energy projects with a programmed cost of \$250,000 or more that include electrical, natural gas, water or steam components.

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