



## Federal Government

# Fort Detrick

## Frederick, Maryland



### HIGHLIGHTS

- Estimated annual cost savings of \$3 million
- Projected savings of \$60 million over the life of the contract
- Verified first-year savings of 121 percent of guaranteed savings
- 2002 Federal Energy- and Water-Management Award for energy conservation from the U.S. Department of Energy
- 2002 Presidential Award for Leadership in Federal Energy Management from Office of Management and Budget

### CUSTOMER PROFILE

Fort Detrick is a 1,200-acre, multiservices government research complex in Frederick, Maryland. It is home to the U.S. Army Medical Research and Material Command, National Cancer Institute at Frederick and 37 other tenant organizations comprising 6,200 military, federal and contractor personnel.

### PROJECT DESCRIPTION

Fort Detrick needed an energy expert to develop and manage a comprehensive energy program that could significantly reduce the high utility and maintenance expenses associated with a large, multiservices federal government research complex.

Constellation Energy Projects & Services Group (CEPS), working in partnership with the local electric utility, employees of Fort Detrick and contractor operators, successfully developed and implemented a comprehensive energy program that is expected to save the U.S. Government millions in annual energy and maintenance expenses.

CEPS's work included:

- New chiller plants
- Energy-efficient fluorescent lighting
- Steam plant and distribution system upgrades
- Digital controls on heating and cooling systems



## TECHNICAL HIGHLIGHTS

- Fluorescent lighting upgrades in 85 buildings
- 81 fume hoods converted to VAV
- Two new 65,000 pph boilers
- Five new chillers and cooling towers
  - (2) 800 ton
  - (1) 450 ton
  - (1) 200 ton
  - (1) 125 ton

Projects were implemented in phases, with major system upgrades deferred until basic improvements were complete. This incremental approach allowed the team to:

- Show immediate results
- Address tenant concerns in specific buildings
- Manage work flow so project oversight, construction and technical review did not slow day-to-day operations.

The Fort Detrick project demonstrated an innovative approach to energy management. Most notable is the teamwork focus, reflected in the group's mission statement, *"A model effort to address global warming issues, create better living and working environments, highlight the base's earth-friendly efforts, improve safety and support scientific research without reducing personnel or spending additional taxpayer dollars."*

## FINANCING ARRANGEMENTS

CEPS arranged financing for this \$25 million initiative and guarantees that energy savings will cover all costs over the life of the contract, providing positive cashflow to the government. CEPS performs regular measurement and verification activities to report the savings.

## CONTACT INFORMATION

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*Constellation Energy Projects & Services Group is a full-service energy consultant, providing customized energy solutions exclusively to government and large commercial and industrial customers. Applying superior energy knowledge, engineering expertise, new technologies and proven procurement mechanisms to a variety of energy challenges, Constellation Energy Projects & Services Group serves clients with single and multiple locations throughout North America. The company's extensive array of products and services—utility infrastructure outsourcing (electricity, chilled water, heating), mechanical/electrical upgrades, utility data mining, and performance contracting—are all designed to increase energy efficiency, reliability, cost-effectiveness and savings. Its Constellation Building Systems division provides services that include building control systems, mechanical construction and equipment retrofits.*

*Constellation Energy Projects & Services Group is a member of Constellation Energy ([www.constellation.com](http://www.constellation.com)), a Fortune 200 company whose combined revenues in 2004 totaled \$12.5 billion.*