

## CHAPTER A-7

### ENERGY ANALYSES, ECONOMIC ANALYSES, CONTROL SYSTEMS, UMCS

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#### INDEX

- 7.1 GENERAL
  - 7.1.1 Analyses
  - 7.1.2 Site Adaptations
  - 7.1.3 Changes During Design
- 7.2 APPLICABLE PUBLICATIONS
  - 7.2.1 Army Projects
  - 7.2.2 All Projects
- 7.3 PRECONCEPT SUBMITTAL REQUIREMENTS
  - 7.3.1 HVAC Alternatives Coordination
  - 7.3.2 Modeling Input Data
  - 7.3.3 Modeling Software
- 7.4 CODE 3 DESIGN REQUIREMENTS
- 7.5 CONCEPT / EARLY PRELIMINARY (35%) DESIGN SUBMITTAL REQUIREMENTS
- 7.6 PRELIMINARY (60%) DESIGN SUBMITTAL REQUIREMENTS
- 7.7 FINAL (100%) DESIGN SUBMITTAL REQUIREMENTS
- 7.8 CORRECTED FINAL DESIGN SUBMITTAL REQUIREMENTS
- 7.9 REQUIREMENTS FOR DESIGN/BUILD RFP PACKAGES
- 7.10 TECHNICAL REQUIREMENTS
  - 7.10.1 Life Cycle Cost Analyses
  - 7.10.2 U-Values
  - 7.10.3 Energy Conservation
  - 7.10.4 On-Site Renewable Energy
  - 7.10.5 Non-solar Energy Systems
  - 7.10.6 Major/Minor Renovation
  - 7.10.7 Energy Conservation Investment Program (ECIP)
  - 7.10.8 Energy Engineering Analysis Program (EEAP)
  - 7.10.9 HVAC Controls
  - 7.10.10 Utility Monitoring and Control Systems (UMCS) Integration
- 7.11 GLOSSARY OF TERMS AND ABBREVIATIONS
- 7.12 REFERENCES

#### EXHIBITS

## CHAPTER A-7

### ENERGY ANALYSES, ECONOMIC ANALYSES, CONTROL SYSTEMS, EMCS

**7.1 GENERAL.** As stated by Public Law 100-615, it is United States policy that the Federal Government has the opportunity and responsibility to develop, demonstrate, and promote energy conservation, solar heating, solar cooling, and renewable energy sources in Federal buildings.

**7.1.1 Analyses.** Terminology, acronyms, abbreviations, and symbology shall be defined. All calculations, data, methods, and conclusions documented. Technical analyses shall be performed using approved methods.

**7.1.2 Site Adaptations.** Requirements given in this chapter apply equally to new designs, major renovations, and adaptations of previous designs. Designers may have to modify previous designs in order to bring the design into accord with current criteria. All pertinent analyses must be submitted for adaptations of previous designs unless specifically exempted by the Government. Previous design analyses for solar applications, conservation methods, life cycle cost analysis (LCCA), and energy system simulations may be submitted, in lieu of a new analysis, for cases where the following conditions are fully satisfied.

- a. The Designer reviews and verifies the previous analysis.
- b. Climate, siting, and orientation must be equivalent.
- c. Design factors impacting analyses must be equivalent.
- d. Alternatives being studied must be equivalent.
- e. Previous analysis methods meet current requirements.

**7.1.3 Changes During Design.** All significant changes and their impacts shall require that applicable analyses (EB, LCCA) be revised and resubmitted, regardless of when or how the change occurs during the project. Note well that changes may necessitate revised economic and engineering analyses.

**7.2 APPLICABLE PUBLICATIONS.** This list is a minimum requirement, and is not intended to be an all inclusive requirement. The most current editions of the publications listed below, as of the date of contract award, constitute an addendum to this chapter.

**7.2.1 All Projects.** The following apply for all Military construction:

UFC 1-200-02	High Performance and Sustainable Building Requirements
UFC 3-400-02	Design: Engineering Weather Data

UFC 3-410-01	Heating, Ventilating, and Air Conditioning Systems
UFC 3-410-02	Lonworks Direct Digital Control for HVAC and Other Local Building Systems
UFC 3-470-01	Lonworks Utility Monitoring and Control System (UMCS)
UFC 4-510-01	Design: Medical Military Facilities
NIST Handbook 135	Life-Cycle Cost Estimating Manual for the Federal Energy Management Program
ASHRAE 90.1	Energy Standard for Buildings Except Low-Rise Residential
ASHRAE 189.1	Standard for the Design of High-Performance Green Buildings
EPAct 2005	Energy Policy Act of 2005 (Public Law 109-58)
EISA 2007	Energy Independence and Security Act of 2007
UFGS 23 09 23	Lonworks Direct Digital Control for HVAC and Other Building Control Systems
UFGS 23 09 23.13 20	BACnet Direct Digital Control Systems for HVAC
UFGS 25 25 00	Utility Monitoring and Control System (UMCS) Front End Integration

**7.3 PRECONCEPT SUBMITTAL REQUIREMENTS.** Unless otherwise stated, the following items shall be submitted prior to the Concept Design Submittal.

**7.3.1 HVAC Alternatives Coordination.** Before commencing analysis of HVAC systems, contact CESAS-EN-DEM for approval of selected alternatives. Submit written confirmation of approvals documenting alternatives considered, persons contacted, basis of alternatives chosen, alternatives approved, and date.

**7.3.1.1** Electricity is not to be used for heating except for the following:

- a. Where used as supplemental heat in a heat pump.
- b. The load is less than 4395 watts AND is life-cycle cost effective.
- c. Electricity is life-cycle cost effective AND approved by the base major subordinate command.

**7.3.2 Modeling Input Data.** Pre-concept submittal of modeling data is only required when called for in the design instructions. When required, submit the following items to CESAS-EN-DEM for review prior to computer modeling runs.

- a. Two copies of all modeling input data.
- b. Single-line rough layout sketches (8½ inches x 11 inches - Not to Scale) for each alternative in sufficient detail to show zoning, approximate pipe and such lengths, and quantities for major components.

**7.3.3 Modeling Software.** The following computer software is approved for use as indicated below and allowed in Chapter A-7. Some computer packages offer various alternative solution methodologies. The designer must select appropriate options which meet the requirements given in Chapter A-7. Any computer programs other than the ones listed below must be approved by CESAS-EN-DEM.

<u>COMPUTER SOFTWARE OPTION</u>	<u>MOST DETAILED SIMULATION</u>
DOE 2	hourly calculations for 365 days
EnergyPlus	hourly calculations for 365 days
eQuest	hourly calculations for 365 days
Trane TRACE 700	hourly based on typical days
Carrier HAP	hourly based on typical days

**7.4 CODE 3 DESIGN REQUIREMENTS.**

**7.4.1 Submittal.** Submittal content and format shall be as described in UFC 3-710-01A, “Code 3 Design with Parametric Estimating”.

**7.5 CONCEPT / EARLY PRELIMINARY (35%) DESIGN SUBMITTAL REQUIREMENTS.** Unless otherwise specified, the following items shall be submitted at Concept. See paragraph 7.10, TECHNICAL REQUIREMENTS, for instructions on methods and content.

- a. Printouts of I/O data for Life-Cycle Cost simulations
- b. U-value calculations for exterior surfaces
- c. Life Cycle Cost Analysis, including approval of alternatives which are to be studied
- d. Energy conservation methods report
- e. List of specifications to be used

**7.6 PRELIMINARY (60%) DESIGN SUBMITTAL REQUIREMENTS.** No submittal required. If a 35 percent design was not submitted, then the 35 percent requirements apply.

**7.7 FINAL (100%) DESIGN SUBMITTAL REQUIREMENTS.** The following items shall be submitted for review. See paragraph 7.10, TECHNICAL REQUIREMENTS, for instructions on methods and content.

- a. HVAC controls drawings (shown on MI plates) and specifications
- b. Annotated responses to all review comments
- c. Design energy usage calculations and report for any significant changes from concept
- d. ASHRAE 90.1 compliance forms
- e. ASHRAE 189.1 compliance forms, as applicable per UFC 1-200-02
- f. EPAAct 2005 compliance documentation
- g. Printouts of input/output data for Energy Analysis (all alternatives)
- h. Energy & Sustainability Record Card, per Chapter A-14 of this Design Manual

**7.8 CORRECTED FINAL DESIGN SUBMITTAL REQUIREMENTS.** The following items shall be submitted for review:

- a. HVAC controls drawings, Energy Analysis documentation, and Specifications with final comments incorporated.
- b. Annotated responses to all review comments.
- c. CD with archived, executable modeling software files for the Energy Analysis, including all pertinent files. (e.g. – Trane Trace .taf file, including weather and day lighting files)

**7.9 REQUIREMENTS FOR DESIGN/BUILD RFP PACKAGES.** To be furnished with specific instructions relevant to the contract or delivery order.

**7.10 TECHNICAL REQUIREMENTS.** This section prescribes detailed procedures, acceptable methods and minimum content requirements for studies, analyses, and designs. Unless otherwise specified, all applicable studies shall be required for all new building design projects, major additions to existing buildings, and major renovations of existing buildings or energy systems.

**7.10.1 Life Cycle Cost Analyses.** Unless otherwise authorized, constant dollar methods given in NIST Handbook 135 shall be used. Analyses shall

be based on actual expected operating conditions, energy usage, and costs. Selections of major systems and equipment must be supported by economic analyses except in the situations listed below. Major systems include all HVAC systems unless stated otherwise. If documentation that no utilities are available at or near project site is provided by designer of record the life cycle cost analysis for determining the heat fuel source is not required.

- a. There are no reasonable alternatives for comparison
- b. A waiver has been approved exempting the requirement
- c. The cost of the analysis is greater than any potential benefit

**7.10.1.1 Cost Estimates.** All economic analyses must include cost estimates.

**7.10.1.2 Computer Analyses**

- a. Provide complete input and output of the economic program. The analysis shall use constant dollar methods as given in NIST Handbook 135. Computerized economic analyses shall be made using the Building Life Cycle Cost (BLCC) program. The BLCC program is available from the Federal Energy Management Program web site at [http://www1.eere.energy.gov/femp/information/download\\_blcc.html](http://www1.eere.energy.gov/femp/information/download_blcc.html). Before using any computer program, make sure that it is updated with the most current discount factors published in the periodic supplement to NIST Handbook 135.
- b. The calculations should be based on the expected hours of operation, energy usage and costs, and should include process/miscellaneous loads. Contact the installation for current utility rates.
- c. Provide a narrative describing HVAC system alternatives, zoning, and fuel sources. The LCCA should consider three alternatives. If there are only two viable alternatives provide narrative discussions on those systems that were considered but were deemed not viable.
- d. Economic analyses must include cost estimates. Lump sum estimates are not acceptable. Provide sources for all costs (construction, maintenance, etc.) used, all backup information, and any assumptions made.

**7.10.1.3 Site Energy Costs.** When purchased energy is used, analyses shall be based on site energy usage and the actual cost of energy at the site. Purchased energy is energy for which the site is billed at a rate which includes all applicable costs (e.g. fuel costs, operating costs, generating losses, distribution losses, profit, taxes).

**7.10.1.4 Source Energy Costs.** When generated energy is used, analyses should be based on the system's source fuel input, fuel costs, and efficiencies. Generated energy is energy for which the Government operates or controls the generation and distribution system.

**7.10.1.5 Rules.** The overriding factor in selections shall be the mission function of the Customer. Alternatives must meet the functional requirements. Selections between alternatives shall be for systems with the lowest total LCC.

**7.10.2 U-Values.** Exterior surfaces of thermally controlled spaces shall be in accordance with the following criteria:

UFC 1-200-02 High Performance and Sustainable Building Requirements

Submit U-value calculations for exterior surfaces of conditioned buildings to include typical walls, floor, roof, and gross (weighted average) walls.

**7.10.3 Energy Conservation.** The design shall be in compliance with UFC 1-200-02, High Performance and Sustainable Building Requirements, which in turn requires compliance with ASHRAE 90.1 and portions of ASHRAE 189.1. ASHRAE 90.1 and 189.1 have several methods of complying with the standard. The path selected to show compliance shall be clearly documented (narrative, forms, calculations). UFC 1-200-02 can be accessed at the following website: [http://www.wbdg.org/ccb/browse\\_cat.php?o=29&c=4](http://www.wbdg.org/ccb/browse_cat.php?o=29&c=4)

**7.10.4 On-Site Renewable Energy.** Designs shall comply with UFC 1-200-02, High Performance and Sustainable Building Requirements.

**7.10.5 Non-solar Energy Systems.** A minimum of three alternatives shall be studied for each significant energy-using system and subsystem. Significant energy usage includes:

- a. Any annual energy cost exceeding \$15,000
- b. All HVAC systems are considered significant energy users

All buildings in this project require a computerized analysis using one of the programs listed in Section 7.3.3.

**7.10.5.1 Systems Other Than HVAC.** Study requirements for systems other than HVAC will be issued upon request through Project Managers.

**7.10.5.2 HVAC Systems.** All HVAC systems are considered significant energy users until proven otherwise. Study of HVAC system alternatives is required. Alternatives must be coordinated with and approved by CESASEN-DEM.

**7.10.5.3 HVAC System Analysis.** Any Army facility that is heated and/or cooled or heated only and exceeds 280 m<sup>2</sup> (3,000 ft<sup>2</sup>) of gross floor area will be analyzed with a computer program that uses established weather data files and

performs 8,760 hourly calculations. Energy calculations for buildings that do not require a computer simulation may use a computer program or appropriate methods explained in the most current edition of the ASHRAE Fundamentals Handbook. When typical buildings are analyzed and the results are applied to similar facilities, the building area used in selecting appropriate methods shall be the total gross area of all similar buildings and the typical building combined. Provide the complete input (room, systems, room assignment, plants, plant assignment, custom members, custom schedules) and output of the program for all alternatives.

- a. Weather data files shall be typical meteorological year (TMY, TMY2, and TMY3), taken from the Department of Energy's website ([www.doe2.com](http://www.doe2.com)) or the National Renewable Energy Laboratory's website ([http://rredc.nrel.gov/solar/old\\_data/nsrdb/1991-2005/tmy3/](http://rredc.nrel.gov/solar/old_data/nsrdb/1991-2005/tmy3/))
- b. Operating and Occupancy Schedules: Use ASHRAE standard schedules for the energy calculations. If the building type being analyzed does not correspond to an ASHRAE standard schedule, the designer of record shall create schedules that match the expected occupancy and operating schedules of the building as closely as possible.

**7.10.6 Major/Minor Renovations.** Refer to UFC 1-200-02 for requirements for Major and Minor Renovations.

**7.10.7 Energy Conservation Investment Program (ECIP).** This paragraph's instructions only apply to projects designated as ECIP funded. Validations and revalidations shall be done as specified in the Energy Conservation Investment Program (ECIP) guidance. If revalidation shows a project or a portion of a project does not meet current ECIP criteria, then designers must provide a full explanation of the reasons including discussion of significant differences between the original validation and the revalidation. All other pertinent requirements given in this chapter apply to ECIP projects, unless stated otherwise by specific instructions.

**7.10.8 Energy Engineering Analysis Program (EEAP).** Scope of work requirements for EEAP studies are provided on a case by case basis. No other requirements given in this chapter apply to EEAP studies unless specifically so stated in the EEAP Scope of Work.

**7.10.9 HVAC Controls.** HVAC control system designs shall be in accordance with the guidance presented in UFC 3-410-02. Designs for HVAC control systems shall be for Direct Digital Control (DDC) systems.

#### **7.10.9.1 Drawings.**

Refer to UFC 3-410-02 for Control Drawing requirements. The HVAC control plates (MI-plates) typically include:

- a. Symbols and Legend
- b. Points Schedule – Contractor Instructions

- c. System scheduling Sequence
- d. Alarm Generator and Alarm Handling Sequence
- e. Control Schematics
- f. Ladder diagrams
- g. Sequence of Operations
- h. Points Schedules
- i. Other schedules:
  - Thermostat and Occupancy Sensor Schedule
  - Occupancy Schedule,
  - Control Damper Schedule
  - Control Valve Schedule

**7.10.9.2 Specifications.** Unified Facilities Guide Specifications (UFGS) can be found online at [http://www.wbdg.org/ccb/browse\\_org.php?o=70](http://www.wbdg.org/ccb/browse_org.php?o=70).

**7.10.9.3 Control Panel Locations.** Clear wall and floor space shall be reserved for each HVAC control panel. Verify clearances required for adequate maintenance access are satisfied.

**7.10.10 UMCS Integration.** Coordinate with each Installation for specific requirements for integrating the Building DDC system into the Installation Utility Monitoring & Control System (UMCS).

## 7.11 GLOSSARY OF TERMS AND ABBREVIATIONS.

AABC	American Air Balance Council
AC	Air Conditioning (or cooling)
AFF	Above finished floor
ANSI	American National Standards Institute
ASHRAE	American Society of Heating, Refrigeration and AC Engineers
ASME	American Society of Mechanical Engineers
BLAST	Building Loads Analysis and System Thermodynamics
Btu	British thermal unit
C	Celsius
CDD	Cooling Degree Day method
CERL	Construction Engineering Research Laboratory
cf	cubic feet
CFR	Code of Federal Regulations
CWE	Current work estimate
DDC	Direct Digital Control
DoD	Department of Defense
DoE	Department of Energy
DOS	Disk Operating System (e.g. IBM or Microsoft)
EB	Energy Budget
EMCS	Energy Monitoring and Control System
ETL	Engineering Technical Letter
F	Fahrenheit
FCL	Future Cabinet Location (EMCS)
FID	Field Interface Device
g	gram
h	hour
HDD	Heating Degree Day method
hp	horsepower
HVAC	Heating, Ventilating, and/or Air Conditioning

I/O	Input/Output
J	Joule
k	kilo = 1,000
LCC	Life Cycle Cost
LCCID	Life Cycle Cost In Design (by CERL)
m	meter
M	Mega = 1,000,000
MILCON	Military Construction
Mux	Multiplexer
NBS	National Bureau of Standards
NCEL	Naval Construction Engineering Laboratory
NEBB	National Environment Balancing Bureau
NEC	National Electrical Code
NTIS	National Technical Information Service
SIR	Savings Investment Ratio
SPW	Single Present Worth
UFGS	Unified Facilities Guide Specifications
UMCS	Utility Monitoring and Control System
UPW	Uniform Present Worth
UPW*	Modified UPW

**7.12 REFERENCES.** The following were used as guidance in preparing this chapter. Unless otherwise specified, they do not constitute an addendum.

10 CFR, Part 436 Federal Energy Management and Planning Programs

AFEPPM 96-4 Investment Opportunity for Energy and Water Conservation Projects

Army Reg 11-27 Army Energy Program

Army Reg 11-18 The Cost and Economic Analysis Program

## **CHAPTER A-7**

### **ENERGY ANALYSES, ECONOMIC ANALYSES, CONTROL SYSTEMS, EMCS**

#### **EXHIBITS**

A-7-1      GENERAL CHECKLIST FOR ENERGY ANALYSIS

## GENERAL CHECKLIST FOR ENERGY ANALYSIS

Project:			
Fiscal Year:		Line Item:	
Site:			
CN:			
Designer:			
Checker:			
Date:			

### A. PRECONCEPT PHASE.

- \_\_\_\_\_ If previous designs are being site adapted, then previous analyses must be verified as acceptable for submission, or new analyses must be performed. In any case a complete design analysis must be made for all projects.
- \_\_\_\_\_ Coordinate energy system alternatives before beginning detailed studies.
- \_\_\_\_\_ When required, submit modeling data prior to modeling runs.

### B. CONCEPT DESIGN PHASE.

- \_\_\_\_\_ Are I/O data for Life Cycle Cost Analysis included?
- \_\_\_\_\_ Are U-value calc provided and are any deviations from criteria justified based on a LCCA?
- \_\_\_\_\_ Are Renewable Energy Analyses complete and submitted for each building?
- \_\_\_\_\_ Have all energy modeling I/O data been submitted?
- \_\_\_\_\_ Have all analyses been checked for accuracy and completeness?
- \_\_\_\_\_ Have a list of specifications for the project been included?

### C. PRELIMINARY DESIGN PHASE.

- \_\_\_\_\_ Have any significant changes occurred since Concept? If yes, then have all applicable analyses been revised and resubmitted?

\_\_\_\_\_ Have all technical comments been resolved satisfactorily?

\_\_\_\_\_ Have any Value Engineering proposals been incorporated into the design? If yes, then have all applicable analyses been revised and resubmitted?

#### D. FINAL DESIGN PHASE.

\_\_\_\_\_ Have any significant changes occurred since Concept? If yes, then have all applicable analyses been revised and resubmitted?

\_\_\_\_\_ Have all technical comments been resolved satisfactorily?

\_\_\_\_\_ Have any Value Engineering proposals been incorporated into the design? If yes, then have all applicable analyses been revised and resubmitted?

\_\_\_\_\_ Are U-values listed in the architectural specs in accordance with analyses?

\_\_\_\_\_ Are control plans and specs complete?

\_\_\_\_\_ Is the final design analysis complete?

\_\_\_\_\_ Has ASHRAE 90.1 compliance been documented and submitted for each unique building?

\_\_\_\_\_ Has applicable ASHRAE 189.1 compliance been documented and submitted for each unique building?

\_\_\_\_\_ Have EPA 2005 calculations been documented and submitted for each unique building?

\_\_\_\_\_ Has I/O data for the Energy Analysis (all alternatives) been documented and submitted for each building?

\_\_\_\_\_ Have all listed submittal items been submitted?

\_\_\_\_\_ Has the Energy and Sustainability Record Card been document and submitted for each building?

#### E. CORRECTED FINAL DESIGN PHASE.

\_\_\_\_\_ Have any significant changes occurred since the last submittal? If yes, then have all applicable analyses been revised and resubmitted?

\_\_\_\_\_ Are control plans and specifications complete?

\_\_\_\_\_ Have all technical comments been resolved satisfactorily?

\_\_\_\_\_ Has a CD with archived, executable modeling software files been submitted?