MAXWELL AIR FORCE BASE

MONTGOMERY, AL | ENERGY SAVINGS PERFORMANCE CONTRACT

Brewer-Garrett

SIZE
4.4M sq. ft.

COST
$37,086,008

GUARANTEED ENERGY SAVINGS
$3.47M First Year
($111M Total Over 21 Years)

DURATION
30 Months

SCOPE

- Bypass tertiary pumps
- Energy valve installation
- Interior & exterior lighting
- Building envelope
- Hydronic water chemical treatment
- Combined heat & power (CHP)
- Domestic water upgrades
- Flow management device installation
- Retro-commissioning





Brewer-Garrett (**BG**) has partnered with Maxwell Air Force Base–Gunter Annex (MAFB), the Air Force Civil Engineer Center (AFCEC), and the Defense Logistics Agency (DLA) for a $37 million energy savings performance contract (ESPC) highlighted by a 4 megawatt (MW) combined heat and power (CHP) system, Base-wide mechanical upgrades, retro-commissioning, and other energy conservation measures. Utilizing the Department of Energy's (DOE) ESPC procurement vehicle, this project will impact MAFB by enhancing mission readiness, delivering energy security and resilience, and providing significant energy and operational savings.

$111M
OF SAVINGS
OVER 21 YEARS

Located in Alabama's capital, MAFB plays a critical role as the largest employer in Montgomery with approximately 12,700 civilian and military personnel. Ultimately, the outcomes of this project will enable MAFB to better focus on its mission of educating and training the nation's fighting forces while serving as the intellectual and leadership center of the U.S. Air Force.

MAFB competitively selected **BG** to develop a comprehensive project to reduce energy intensity and address the installation's most pressing mission-level gaps and resiliency needs. Once selected, BG performed a thorough analysis of MAFB facilities to produce a list of potential energy conservation measures (ECM). Next, BG worked closely with MAFB personnel, AFCEC, and DLA to prioritize ECMs and refine the scope.

BG's research identified multiple instances of mission/building-level generation capacity gaps. To address this issue, BG proposed installing a CHP system that will provide 2 MW of electricity to offset purchased electricity from the utility. Significant redundancy was built into the solution through the use of two (2) 2 MW generators. Additionally, these systems allow the buildings to "island" which enables the buildings to maintain operation after utility loss. This solution increases energy efficiency, lowers energy costs, and improves resilience.

BG's analysis determined that facility uses have evolved over time resulting in building controls that do not meet current needs. BG identified 65 buildings encompassing 3.27 million square feet for retro-commissioning. This solution will result in significant energy savings of approximately $916,800 annually.

Overall, this project will save MAFB approximately $111 million over the course of the 21-year performance period. Construction of the project is scheduled to be completed by March of 2028.