

# Case Study

## Barnabas Business Center Milwaukee, WI

### Customer Needs

- Reduce energy costs
- Cut back on maintenance
- Develop energy management plan
- Increase visibility to potential tenants

### Scope

- Single Facility / 108,000 sf
- Energy use breakdown
- Audit report complete with improvement plan
- Building Tune-Up

### Turnkey Approach

- Needs Assessment
- Energy Benchmarking
- Energy Audit
- IRR Analysis & Simple Payback analysis
- Facility improvement RFP / spec writing and project management

### Results

- Currently tracking energy savings
- Expected Savings:  
41,846 kWh / 6,741 therms

### Project Description

Multi-tenant office building, 1920 building origination

Multiple central building systems, hot water boilers, central air, and RTU's

Analysis followed the requirements of the building tune-up program sponsored by Focus on Energy, this required the implementation of measures with  $\leq$  a total 1.5 year payback. The program did not allow for additional incentive dollars



### Timeline

July 2011 - Barnabas approached E3 Group via Focus on Energy Trade Ally search

Needs assessment performed

October 2011 - Energy audit completed and report drafted

Nov - Dec 2011 - Facility improvement measures implemented

Final project scope was \$20,000 not including incentive dollars

“After E3 Group carried out the initial Facility Improvement Measures based on energy audit recommendations, I am happy to report that we are indeed noticing energy savings. I am eager to institute more E3 recommendations in the coming years, in hopes to enjoy greater savings.”

-Bryant Zimmermann  
Facility Engineer

