Case Study

Energy Performance Based Contracting Services for West Branch Regional Medical Center

West Branch
Regional Medical Center

Johnson Controls

The original Tolfree Memorial Hospital was built on Houghton Avenue in West Branch in 1929. The hospital, a colonial style building, could accommodate 10 inpatients

In 1991, the Tolfree Memorial Hospital's Board of Trustees determined the 76,000 square foot building and its six-acre site had reached its maximum capacity, and that a new facility was needed. Following the formation of an affordable financing package, which included a successful fundraising campaign, the board broke ground for a new medical complex in 1996.

The new medical center, renamed and dedicated in 1999 as the West Branch Regional Medical Center, is the cornerstone of medical services in Ogemaw and the surrounding counties.
The 88 bed acute care facility includes four operating suites and a coronary/intensive care unit. The medical center's emergency services department open 24 hours

Energy Conservation & Facility Improvement Measures

Our professional engineers, operations managers, technicians and subcontractors inspected the current condition of the facilities and the conditions and operating requirements of the facilities. The Facility Improvement measures (FIMs) developed will:

- **Provide the greatest energy cost reduction opportunities.**
- **Address numerous infrastructure deferred maintenance projects.**
- **Maximize utility rebate money available**

In partnering with Johnson Controls, West Branch Regional Medical Center will receive systems, services, and solutions that will provide the best value, along with the greatest degree of confidence that the results will be achieved.

Project Results

$1,588,512 Project in energy and facility improvements

- $180,144 in annual guaranteed energy and operational savings
- 9.41 Year payback
- $55,432 utility rebate
- 31.7% Natural gas utility reduction
- 16.8% Electric utility reduction
- 16.3% Water utility reduction

Proposed Projects

- Interior lighting upgrade to LED
- Exterior lighting upgrade to LED
- OR optimization (reduce air changes to 25% during unoccupied times)
- Hot water boiler upgrade for both facilities
- Heating boiler burner upgrade Medical Center
- Energy Management system scheduling optimization

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