

Gundersen Decorah Clinic, Iowa



Type of building: Outpatient medical center

Size: 39,000 sq. ft.

Built: 2006

Age at check-up: 3 years

Energy use prior: 150 kbtu/sq. ft.

Energy costs prior: Approx. \$90,000/year

Cost savings identified: More than \$40,000/year; nearly 50% of energy costs

Payback: approx. 1 year

Top opportunities identified

- Retrofitting lights to more efficient bulbs/ballasts/reflectors; allows for 1-2 bulbs rather than 3-4
- Adding a data hub closet exhaust fan and isolating the closet exhaust fan from those serving other areas; allows fewer fans to run
- Scheduling exhaust fans and air handlers to run only when necessary
- Seasonally adjusting the hot water set point; can be reduced during summer months
- Scheduling domestic hot water boilers to shut down on nights and weekends when no one occupies the building
- Using valves to isolate boilers for better efficiency
- Insulating pipes, check valves and pumps

The Decorah Clinic is one of our health system's newest buildings. However, it was constructed before we built with an environmental mindset, and the Clinic was not energy-efficient. Prior to the energy check-up, the Clinic spent nearly \$90,000 a year on energy costs—twice as much as the Gundersen Health System Envision[®] team thought it should be spending. With some simple fixes, the Clinic achieved to see a nearly 50% reduction in energy use and about \$40,000 in annualized savings with payback of under one year.