



Industry

Federal

Location

Fort Riley, KS

General Contractor

Southland Industries

Contract Value

\$80,000,000

Owner

U.S. Army

Construction Period

Three Phases:
April 2017–October 2020

Performance Period

2019–2041

Awards

2019 Secretary of the Army, Energy and Water Management Award, Energy and Water Resilience Program Effectiveness

2020 Secretary of the Army, Energy and Water Management Award, Energy Efficiency

2021 Secretary of the Army, Individual Exceptional Performance (Dan McCallister, ESPC COR)

2022 Federal Energy and Water Management Award, Project Award

2022 Secretary of the Army, Energy and Water Management Award, Energy Efficiency

PROJECT PROFILE

FORT RILEY ESPC

OVERVIEW

Fort Riley is a world-class training installation and home to the 1st Infantry Division, also known as “The Big Red One,” one of the longest serving active-duty units of the U.S. Army. Fort Riley contains combat-ready forces and, on order, deploys these forces in an expeditionary manner. The garrison serves over 15,000 active-duty service members and 18,000 family members.

Fort Riley’s increased energy use and operational concerns led them to explore an energy savings performance contract (ESPC) with support from the U.S. Army Corps of Engineers to replace aging mechanical equipment, improve existing equipment efficiency, reduce chronic chiller plant maintenance, and upgrade the energy management control system to enable proactive issue troubleshooting and improve occupancy comfort. Additionally, cybersecurity compliance issues prevented the installation from obtaining an authority to operate (ATO), which significantly limited effectiveness.

OUR APPROACH

Southland identified and developed an extensive array of energy conservation measures (ECMs) to address Fort Riley’s facility needs including HVAC upgrades; infrared heating; base-wide interior, exterior, street, and airfield LED lighting; water conservation improvements; plumbing; recommissioning; building automation management; expansion and upgrades of central plants; and energy management controls. We provided turnkey services including auditing, design, and construction as well as in-house measurement and verification and ongoing maintenance.

Southland collaborated with Fort Riley’s Network Enterprise Center to thoroughly understand the requirements to successfully complete the risk management framework steps and meet the cybersecurity requirements necessary to gain Department of Defense accreditation.

Southland’s proven collaborative workshop approach set the stage for clear, open communication across all divisions and key Army Corps stakeholders. This enabled Southland to successfully execute all ESPC phases on schedule, within budget, and with zero lost time accidents.

RESULT

The project improved operational efficiency, reduced maintenance costs, improved occupant comfort, increased industrial controls cybersecurity, and addressed net-zero water goals, resulting in **\$4.6 million in annual savings**. The project is projected to save Fort Riley more than \$146 million in energy, water, and operational savings over the contract life and exceed its energy intensity reduction goals ahead of schedule.

Additionally, the Fort Riley ESPC is the first project under the U.S. Army Corps ESPC IDIQ to successfully incorporate the risk management framework process that enabled a system ATO.