

## Customer Spotlight

# Emory University Hospital Midtown Eases Energy Costs With Targeted Upgrades

Located in the heart of Atlanta, Emory University Hospital Midtown is a community-based, acute care teaching facility with more than 1,000 physicians spanning 28 specialties. Since 1908, the hospital has served Atlanta residents and patients from all over the Southeast. Today, the hospital is recognized nationally for its work in cardiology and heart-related diseases, as well as reconstructive surgery, maternal and infant care, orthopedics and gastrointestinal diseases.

In addition to providing leading-edge medical care, Emory University Hospital Midtown is becoming a local leader in sustainability by improving the energy efficiency of its facilities. A partner in Atlanta's Better Buildings Challenge, the hospital is implementing energy efficiency measures throughout its campus, including at its 19-story medical office tower, a parking deck and two other buildings.

And, with the help of financial incentives from Georgia Power's Commercial Energy Efficiency Program, the hospital is able to offset the cost of more efficient technologies, saving money that it can reinvest in what matters most—saving lives.

## The Opportunity

In 2012, the hospital joined the Atlanta Better Buildings Challenge, which aims to reduce energy and water use by 20 percent in participating Atlanta buildings by 2020.

"As a hospital, job number one is patient care," says Sarah Peek, the hospital's assistant director of facilities management. "The problem we aim to solve is to increase efficiency in building operations and reduce costs without sacrificing patient care."

Following energy and water use audits by local consultants, Emory University Hospital Midtown discovered a number of ways it could increase efficiency. Proposed energy efficiency projects at the hospital's 642,510-square-foot medical office tower, 665,252-square-foot Summit Parking Deck and Peachtree Buildings 1 and 2 qualified for rebates from Georgia Power. These projects, which included installation of variable frequency drives (VFDs) on chiller pumps and upgrading to high-efficiency lighting throughout patient rooms, common areas and the Summit Parking Deck, all offered paybacks of less than three years.

Operational changes also were targeted as low-cost/no-cost opportunities to reduce energy use. "We see more than 6,000 visitors daily," Peek says. "All these visitors affect our energy consumption in one way or another, from the front door to the exam room to the operating table. We were operating 24/7 as if people were occupying spaces all the time, but at night things slow down. We had to investigate occupancy scheduling and figure out what makes sense in terms of temperature control. Simply raising set points and taking greater control over building systems through the use of automation and programming—rather than manual controls—really helped drive energy costs down."



Sarah Peek, Assistant Director of Facilities Management, Emory University Hospital Midtown

## Savings at a Glance

Emory University Hospital Midtown used incentives from Georgia Power to add VFDs to the chilled water pumps in its medical office tower and upgrade the lighting in a parking garage and two buildings.

**Energy savings:**  
2,144,337 kWh/year

**Total project cost:**  
\$194,000

**Incentives paid:**  
\$28,305



The hospital retrofitted this atrium, as well as staff offices and common areas, with high-efficiency lighting.

## The Georgia Power Solution

Through Georgia Power's Commercial Energy Efficiency Program, businesses can take advantage of direct incentives to reduce the cost of upgrading to energy-efficient technologies, resulting in lower energy use and costs. Incentives are available for retrofit projects, replacement of aging equipment and high-efficiency equipment installations in new construction.

At the medical office tower—which houses the emergency department, operating rooms, medical offices, radiology, a café and more—the existing chilled water pumps had been operating at a constant volume, even at night when the demand for air conditioning is less. By installing VFDs to modulate the pumps, the hospital qualified for \$3,000 in incentives, and the project paid for itself in energy savings in just one year.

At the Summit Parking Deck, where most hospital visitors as well as some employees park their vehicles, the hospital completed a lighting retrofit. Contractors replaced 538 fixtures containing 175-watt metal halide lamps with new, high-efficiency fixtures. Rebates totaling more than \$9,400 helped reduce the payback on the project to less than two years.

Plus, lighting upgrades in Peachtree Buildings 1 and 2 qualified for rebates, bringing the total rebate amount to more than \$28,000. Combined, the incentivized energy efficiency projects will help Emory University Hospital Midtown save on its monthly energy costs.

## The Benefits

By completing the projects during the third shift (overnight), the hospital minimized the impact on its operations, staff, visitors and patients. "The largest benefit to any of these projects is satisfying our patients," Peek says. "When we save money reducing energy use, we can reallocate those dollars to some form of patient care."

Completing energy efficiency projects not only delivers benefits to the bottom line, but also demonstrates Emory University Hospital Midtown's commitment to being a good neighbor. Through its partnership in the Atlanta Better Buildings Challenge, the hospital is demonstrating leadership within the community, conserving energy and water, too.

Peek's advice to other businesses: "Work with Georgia Power to see what rebates you can take advantage of. They do free building audits, and having those reports and savings figures are instrumental in making the case to management for investing in energy efficiency."

**"Because of the changing healthcare environment, we have to be more efficient in how we do business. By reducing our operating costs, we can put the dollars that are saved back into initiatives focused on patient care."**

- Sarah Peek, Emory University Hospital Midtown



VFDs installed on chilled water pumps paid for themselves in energy savings in about a year.



High-efficiency fixtures installed in the Summit Parking Deck qualified for more than \$9,400 in rebates.



New VFDs, building automation and HVAC programming have helped drive down cooling costs.

Georgia Power's Commercial Energy Efficiency Program makes incorporating energy-efficient improvements into your business even more attractive.

Available incentives help reduce the cost to install high-efficiency equipment that results in lower energy use and costs. Incentives apply to:

Lighting • Heating & Cooling  
Food Service & Grocery • Water Heating  
Reflective Roofing • Custom Projects

For more information, visit [georgiapower.com/commercialsavings](http://georgiapower.com/commercialsavings) or call 1-877-310-5607.