

Alternative Energy Feasibility Study SCHRIEVER AIR FORCE BASE, COLORADO

Small retail project and a 200-acre photovoltaic solar project

Project Information

Contract #: FA8903-05-D-8757 (Task Order 0003)

Type of Contract: Firm Fixed Price

Amount of Contract: \$100,000

Point of Contact/Reference

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Prime/Sub: Concourse was the prime contractor (under the name FPS).

Summary

[Schriever AFB](#) is a 3,840-acre installation located west of Colorado Springs, Colorado. The 50th Space Wing, located at Schriever AFB, is responsible for the operations and support of more than 170 Department of Defense satellites. The Air Force engaged Concourse to examine the potential of certain underutilized, non-excess sites at Schriever AFB to generate in-kind consideration through the Enhanced Use Lease (EUL) authority. Concourse's assignment included preparing a base-wide inventory of potential real estate opportunities, considering the issues identified by the installation leadership, identifying relevant real estate market conditions and evaluating the potential for entering into real estate transactions with the private sector.

Work Description

Concourse assessed the market for each candidate site in light of these issues, determined acceptable uses and completed a complete risk/return analysis for a small retail project and a 200-acre photovoltaic solar project. [Concourse completed the following as part of our project feasibility analysis:](#)

Site Survey

The site survey involved a physical inspection of Schriever Air Force Base property under consideration along with the interviews with key personnel. Some of the main tasks conducted were:

- Inspection and location of installed energy equipment
- Analysis of historical energy usage patterns and costs
- Analysis of future energy usage (projected)
- Inspection of roof structures of buildings to determine maximum solar capacity
- Inspection of additional property to determine other options such as: geothermal, ground mounted solar, parking lot solar awnings, etc.
- Shading analysis at possible solar sites for use in determining future ballpark solar production
- Utility interconnection study

- Location of possible system components placement: inverters, conduit and wiring, cutoff switches, etc.

Concourse met with the facility managers (and any other officers who were involved in the project) to discuss concerns regarding the location(s) of the proposed renewable equipment, specific energy requirements relating to the bases' score service, aesthetics, timing, payback expectations, tax situation, regulatory mandates, budget constraints and possible work interruptions during installation(s).

Analysis/Recommendations/Report Creation

Taking the results of the site survey and additional investigations (zoning restrictions, local building permit requirements, specific incentives available, etc.), the renewable Concourse analyzed all of the data gathered, put together a list of energy implementation possibilities and began to narrow the projects down to concrete recommendations. The report included:

- Schriever's current & projected energy usage
- Energy related risks
- Potential energy efficiency and renewable energy projects
- Recommendations
- Analysis of the risk/reward of current renewable energy and energy efficiency incentives available
- Payback scenario analysis
- Life cycle cost analysis
- Financing options analysis