



US Army Corps  
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# ENGINEERING AND CONSTRUCTION BULLETIN

No. 2022-6

Issuing Office: CECW-EC

Issued: 24 Oct 22

Expires: 24 Oct 24

10 Dec 24, Rev 1

10 Dec 26

**SUBJECT:** Update Energy Modeling and Life Cycle Cost Analysis Applicability Threshold.

**CATEGORY:** Directive and Policy.

**1. References:**

a. Engineering Regulation (ER) 1110-1-8173, Energy Modeling and Life Cycle Cost Analysis, 30 December 2017

b. Unified Facilities Criteria (UFC) 1-200-02, High Performance and Sustainable Building Requirements, with Change 2, 01 June 2022

**2. Background.** UFC 1-200-02 (Ref. b) incorporates the updated applicability threshold of 10,000 gross square feet for high performance and sustainable building tracking and reporting. ER 1110-1-8173 (Ref. a) has not been updated to align with the latest guidance. This ECB serves to align the ER with the UFC.

**3. Guidance.** In the “Applicability” section of ER 1110-1-8173, strike “5,000 gross square feet of interior space and the construction cost is greater than \$3 million” and replace it with “10,000 gross square feet of interior space and total construction cost greater than \$3 million. This regulation is also applicable to comprehensive replacement in an existing building that is ≥10,000 gross square feet of interior space, with total cost >\$3 million and 50% or more Estimated Replacement Cost (ERC). ERC is the cost listed in the project’s DD1391 ‘Economic Analysis.’ ERC is the cost of replacing the current physical plant with modern facilities built at today’s construction costs using today’s construction standards.”

**4. Update.** All new requirements will be included in an updated version of ER 1110-1-8173 which is anticipated to be published in FY23.

**5. Point of Contact.** HQUSACE point of contact for this ECB is Tim Gordon, CECW-EC, (202) 761-4125.

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