



Comprehensive Energy Audit For Chuathbaluk Tribal Office



Prepared For
Native Village of Chuathbaluk

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PREFACE

The Energy Projects Group at the Alaska Native Tribal Health Consortium (ANTHC) prepared this document for the Native Village of Chuathbaluk. The authors of this report are Carl Remley, Certified Energy Auditor (CEA) and Gavin Dixon.

The purpose of this report is to provide a comprehensive document that summarizes the findings and analysis that resulted from an energy audit conducted over the past couple months by the Energy Projects Group of ANTHC. This report analyzes historical energy use and identifies costs and savings of recommended energy efficiency measures. Discussions of site specific concerns and an Energy Efficiency Action Plan are also included in this report.

ACKNOWLEDGMENTS

The Energy Projects Group gratefully acknowledges the assistance of Lisa Feyereisen, Tribal Administrator for the Native Village of Chuathbaluk.

1. EXECUTIVE SUMMARY

This report was prepared for the Native Village of Chuathbaluk. The scope of the audit focused on Chuathbaluk Tribal Office. The scope of this report is a comprehensive energy study, which included an analysis of building shell, interior and exterior lighting systems, HVAC systems, and plug loads.

Based on electricity and fuel oil prices in effect at the time of the audit, the annual predicted energy costs for the buildings analyzed are \$3,288 for Electricity and \$5,021 for #1 Oil. The total energy costs are \$8,309 per year.

This facility did not receive the power cost equalization (PCE) subsidy from the state of Alaska last year. However the facility was charged as if it did receive PCE. Middle Kuskokwim Electric should consider applying for PCE reimbursement.

Table 1.1 below summarizes the energy efficiency measures analyzed for the Chuathbaluk Tribal Office. Listed are the estimates of the annual savings, installed costs, and two different financial measures of investment return.

Table 1.1						
PRIORITY LIST – ENERGY EFFICIENCY MEASURES						
Rank	Feature	Improvement Description	Annual Energy Savings	Installed Cost	Savings to Investment Ratio, SIR¹	Simple Payback (Years)²
1	Setback Thermostat: Chuathbaluk Tribal Offices	Implement a Heating Temperature Unoccupied Setback to 60.0 deg F for the Chuathbaluk Tribal Offices space.	\$1,155	\$100	156.52	0.1
2	Other Electrical - Controls Retrofit: Computers	Computers and Monitors should be turned completely off when not in use.	\$166	\$50	19.62	0.3
3	Other Electrical - Controls Retrofit: BUNN style Mr. Coffee	Replace coffee pot with a single batch coffee pot and an insulated thermos.	\$240	\$100	14.13	0.4
4	Exterior Door: Tribal Office	Remove existing back door and install standard pre-hung U-0.16 insulated door, including hardware.	\$179	\$1,384	3.06	7.7
5	Window/Skylight: Tribal Office	Replace existing window with U-0.22 vinyl window	\$91	\$976	1.62	10.7
6	Window/Skylight: Tribal Office	Replace existing window with U-0.22 vinyl window	\$42	\$488	1.48	11.8
7	Ceiling w/ Attic: Tribal Office	Add R-11 fiberglass batts to attic with Standard Truss.	\$263	\$5,233	1.19	19.9
8	Lighting - Power Retrofit: Building Lighting	Replace with 9 LED (2) 17W Module Electronic fixture lightbulbs.	\$109 + \$10 Maint. Savings	\$950	1.00	8.7
	TOTAL, all measures		\$2,379 + \$10 Maint. Savings	\$9,282	3.52	3.9

Table Notes:

¹ Savings to Investment Ratio (SIR) is a life-cycle cost measure calculated by dividing the total savings over the life of a project (expressed in today's dollars) by its investment costs. The SIR is an indication of the profitability of a measure; the higher the SIR, the more profitable the project. An SIR greater than 1.0 indicates a cost-effective project (i.e. more savings than cost). Remember that this profitability is based on the position of that Energy Efficiency Measure (EEM) in the overall list and assumes that the measures above it are implemented first.

² Simple Payback (SP) is a measure of the length of time required for the savings from an EEM to payback the investment cost, not counting interest on the investment and any future changes in energy prices. It is calculated by dividing the investment cost by the expected first-year savings of the EEM.

With all of these energy efficiency measures in place, the annual utility cost can be reduced by \$2,379 per year, or 28.6% of the buildings' total energy costs. These measures are estimated to cost \$9,282, for an overall simple payback period of 3.9 years.

Table 1.2 below is a breakdown of the annual energy cost across various energy end use types, such as Space Heating and Water Heating. The first row in the table shows the breakdown for the building as it is now. The second row shows the expected breakdown of energy cost for the building assuming all of the retrofits in this report are implemented. Finally, the last row shows the annual energy savings that will be achieved from the retrofits.

Table 1.2 Annual Energy Cost Estimate										
Description	Space Heating	Space Cooling	Water Heating	Lighting	Refrigeration	Other Electrical	Cooking	Clothes Drying	Ventilation Fans	Total Cost
Existing Building	\$5,170	\$0	\$0	\$607	\$322	\$2,211	\$0	\$0	\$0	\$8,309
With All Proposed Retrofits	\$3,805	\$0	\$0	\$411	\$322	\$1,392	\$0	\$0	\$0	\$5,930
SAVINGS	\$1,365	\$0	\$0	\$196	\$0	\$818	\$0	\$0	\$0	\$2,379

2. AUDIT AND ANALYSIS BACKGROUND

2.1 Program Description

This audit included services to identify, develop, and evaluate energy efficiency measures at the Chuathbaluk Tribal Office. The scope of this project included evaluating building shell, lighting and other electrical systems, and HVAC equipment, motors and pumps. Measures were analyzed based on life-cycle-cost techniques, which include the initial cost of the equipment, life of the equipment, annual energy cost, annual maintenance cost, and a discount rate of 3.0%/year in excess of general inflation.

2.2 Audit Description

Preliminary audit information was gathered in preparation for the site survey. The site survey provides critical information in deciphering where energy is used and what opportunities exist within a building. The entire site was surveyed to inventory the following to gain an understanding of how each building operates:

- Building envelope (roof, windows, etc.)
- Heating, ventilation, and air conditioning equipment (HVAC)
- Lighting systems and controls
- Building-specific equipment

The building site visit was performed to survey all major building components and systems. The site visit included detailed inspection of energy consuming components. Summary of building occupancy schedules, operating and maintenance practices, and energy management programs provided by the building manager were collected along with the system and components to determine a more accurate impact on energy consumption.

Details collected from Chuathbaluk Tribal Office enable a model of the building's energy usage to be developed, highlighting the building's total energy consumption, energy consumption by specific building component, and equivalent energy cost. The analysis involves distinguishing the different fuels used on site, and analyzing their consumption in different activity areas of the building.

Chuathbaluk Tribal Office is classified as being made up of the following activity areas:

- 1) Chuathbaluk Tribal Offices: 1,265 square feet

In addition, the methodology involves taking into account a wide range of factors specific to the building. These factors are used in the construction of the model of energy used. The factors include:

- Occupancy hours
- Local climate conditions
- Prices paid for energy

2.3. Method of Analysis

Data collected was processed using AkWarm© Energy Use Software to estimate energy savings for each of the proposed energy efficiency measures (EEMs). The recommendations focus on the building envelope; HVAC; lighting, plug load, and other electrical improvements; and motor and pump systems that will reduce annual energy consumption.

EEMs are evaluated based on building use and processes, local climate conditions, building construction type, function, operational schedule, existing conditions, and foreseen future plans. Energy savings are calculated based on industry standard methods and engineering estimations.

Our analysis provides a number of tools for assessing the cost effectiveness of various improvement options. These tools utilize **Life-Cycle Costing**, which is defined in this context as a method of cost analysis that estimates the total cost of a project over the period of time that includes both the construction cost and ongoing maintenance and operating costs.

Savings to Investment Ratio (SIR) = Savings divided by Investment

Savings includes the total discounted dollar savings considered over the life of the improvement. When these savings are added up, changes in future fuel prices as projected by the Department of Energy are included. Future savings are discounted to the present to account for the time-value of money (i.e. money's ability to earn interest over time). The **Investment** in the SIR calculation includes the labor and materials required to install the measure. An SIR value of at least 1.0 indicates that the project is cost-effective—total savings exceed the investment costs.

Simple payback is a cost analysis method whereby the investment cost of a project is divided by the first year's savings of the project to give the number of years required to recover the cost of the investment. This may be compared to the expected time before replacement of the system or component will be required. For example, if a boiler costs \$12,000 and results in a savings of \$1,000 in the first year, the payback time is 12 years. If the boiler has an expected life to replacement of 10 years, it would not be financially viable to make the investment since the payback period of 12 years is greater than the project life.

The Simple Payback calculation does not consider likely increases in future annual savings due to energy price increases. As an offsetting simplification, simple payback does not consider the need to earn interest on the investment (i.e. it does not consider the time-value of money). Because of these simplifications, the SIR figure is considered to be a better financial investment indicator than the Simple Payback measure.

Measures are implemented in order of cost-effectiveness. The program first calculates individual SIRs, and ranks all measures by SIR, higher SIRs at the top of the list. An individual measure must have an individual $SIR \geq 1$ to make the cut. Next the building is modified and re-simulated with the highest ranked measure included. Now all remaining measures are re-evaluated and ranked, and the next most cost-effective measure is implemented. AkWarm goes through this iterative process until all appropriate measures have been evaluated and installed.

It is important to note that the savings for each recommendation is calculated based on implementing the most cost effective measure first, and then cycling through the list to find the next most cost effective measure. Implementation of more than one EEM often affects the savings of other EEMs. The savings may in some cases be relatively higher if an individual EEM is implemented in lieu of multiple recommended EEMs. For example implementing a reduced operating schedule for inefficient lighting will result in relatively high savings. Implementing a reduced operating schedule for newly installed efficient lighting will result in lower relative savings, because the efficient lighting system uses less energy during each hour of operation. If

multiple EEM's are recommended to be implemented, AkWarm calculates the combined savings appropriately.

Cost savings are calculated based on estimated initial costs for each measure. Installation costs include labor and equipment to estimate the full up-front investment required to implement a change. Costs are derived from Means Cost Data, industry publications, and local contractors and equipment suppliers.

2.4 Limitations of Study

All results are dependent on the quality of input data provided, and can only act as an approximation. In some instances, several methods may achieve the identified savings. This report is not intended as a final design document. The design professional or other persons following the recommendations shall accept responsibility and liability for the results.

3. Chuathbaluk Tribal Office

3.1. Building Description

The 1,265 square foot Chuathbaluk Tribal Office was constructed in 1975, with a normal occupancy of five people. This building is in operation eight hours per day, Monday through Friday.

Description of Building Shell

The exterior walls are constructed out of 5 inch thick logs, with a 2x2 interior frame and 2.5 inches of fiberglass batt insulation.

The roof of the building is a cold roof with 6.75 inches of fiberglass batt insulation.

The floor of the building is built on a post and pad with six inches of fiberglass batt insulation.

Typical windows throughout the building are single paned wood windows with either Plexiglas or standard glass.

Doors are wood with hollow cores.

Description of Heating Plants

The Heating Plants used in the building are:

Monitor MPI 2200

Fuel Type:	#1 Oil
Input Rating:	22,000 BTU/hr
Steady State Efficiency:	87 %
Idle Loss:	0.5 %
Heat Distribution Type:	Air

Toyotomi Laser 73

Fuel Type:	#1 Oil
Input Rating:	43,000 BTU/hr
Steady State Efficiency:	87 %
Idle Loss:	0.5 %
Heat Distribution Type:	Air

Space Heating Distribution Systems

The two direct vent oil heaters supply the building with heat and are set to 74 degrees, with no setback temperature programmed.

Lighting

Lighting in the facility is made up of nine T8 electronic ballast fixtures with two 32 watt bulbs each.

Plug Loads

The largest plug load in the facility comes from the eight desktop computers and monitors. There are five small printers, a large Electrolux chest freezer, various calculators, paper shredders, phone chargers, and a microwave. There is a coffee pot that maintains hot water 24/7.

Major Equipment

A Grundfos water circulation pump is used in the facility to circulate water from the water main. This water service is accompanied by a heat tape which is not working. There is a heat tape for the arctic box outside as well that should be run in the winter time.

3.2 Predicted Energy Use

3.2.1 Energy Usage / Tariffs

The electric usage profile charts (below) represents the predicted electrical usage for the building. If actual electricity usage records were available, the model used to predict usage was calibrated to approximately match actual usage. The electric utility measures consumption in kilowatt-hours (kWh) and maximum demand in kilowatts (kW). One kWh usage is equivalent to 1,000 watts running for one hour.

The fuel oil usage profile shows the fuel oil usage for the building. Fuel oil consumption is measured in gallons. One gallon of #1 Fuel Oil provides approximately 132,000 BTUs of energy.

The following is a list of the utility companies providing energy to the building and the class of service provided:

The average cost for each type of fuel used in this building is shown below in Table 3.1. This figure includes all surcharges, subsidies, and utility customer charges:

Table 3.1 – Average Energy Cost	
Description	Average Energy Cost
Electricity	\$ 0.46/kWh
#1 Oil	\$ 6.80/gallons

3.2.1.1 Total Energy Use and Cost Breakdown

At current rates, Native Village of Chuathbaluk pays approximately \$8,309 annually for electricity and other fuel costs for the Chuathbaluk Tribal Office.

Figure 3.1 below reflects the estimated distribution of costs across the primary end uses of energy based on the AkWarm© computer simulation. Comparing the “Retrofit” bar in the figure to the “Existing” bar shows the potential savings from implementing all of the energy efficiency measures shown in this report.

Figure 3.1
Annual Energy Costs by End Use

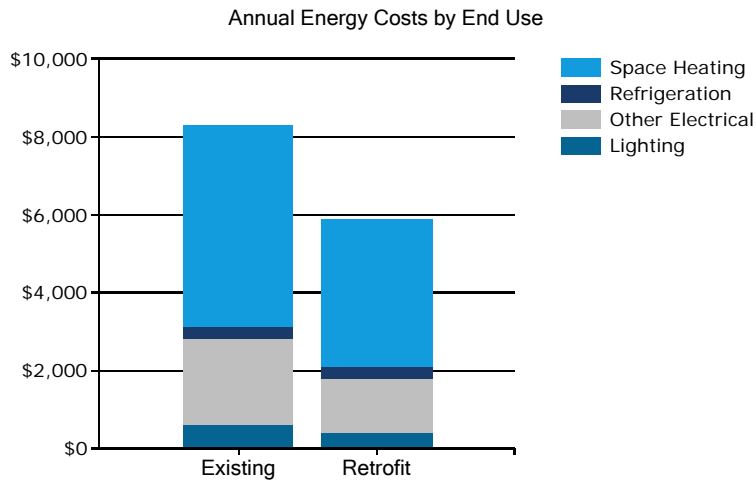


Figure 3.2 below shows how the annual energy cost of the building splits between the different fuels used by the building. The “Existing” bar shows the breakdown for the building as it is now; the “Retrofit” bar shows the predicted costs if all of the energy efficiency measures in this report are implemented.

Figure 3.2
Annual Energy Costs by Fuel Type

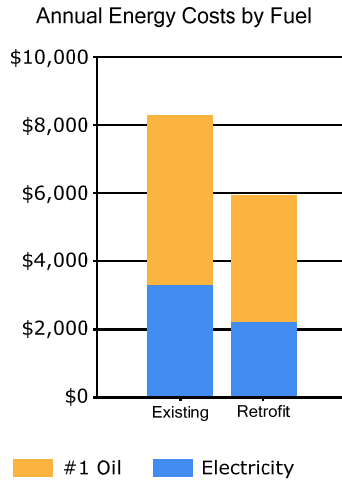
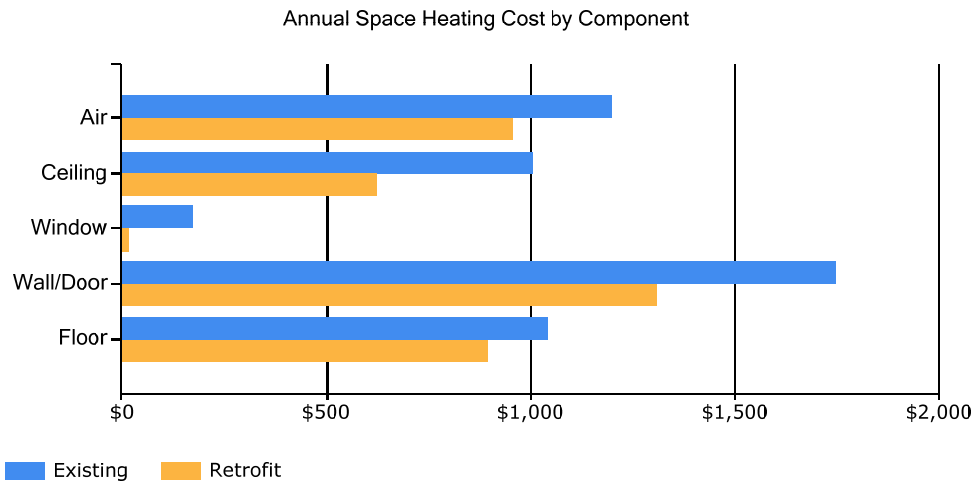


Figure 3.3 below addresses only Space Heating costs. The figure shows how each heat loss component contributes to those costs; for example, the figure shows how much annual space heating cost is caused by the heat loss through the Walls/Doors. For each component, the space heating cost for the Existing building is shown (blue bar) and the space heating cost assuming all retrofits are implemented (yellow bar) are shown.

Figure 3.3
Annual Space Heating Cost by Component



The tables below show AkWarm’s estimate of the monthly fuel use for each of the fuels used in the building. For each fuel, the fuel use is broken down across the energy end uses. Note, in the tables below “DHW” refers to Domestic Hot Water heating.

Electrical Consumption (kWh)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Lighting	112	102	112	108	112	108	112	112	108	112	108	112
Refrigeration	59	54	59	58	59	58	59	59	58	59	58	59
Other_Electrical	441	402	441	427	441	331	342	342	331	441	427	441
Space_Heating	41	35	33	25	19	16	16	17	19	27	34	41

Fuel Oil #1 Consumption (Gallons)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Space_Heating	130	104	92	53	23	8	5	10	26	62	96	129

3.2.2 Energy Use Index (EUI)

Energy Use Index (EUI) is a measure of a building’s annual energy utilization per square foot of building. This calculation is completed by converting all utility usage consumed by a building for one year, to British Thermal Units (Btu) or kBtu, and dividing this number by the building square footage. EUI is a good measure of a building’s energy use and is utilized regularly for comparison of energy performance for similar building types. The Oak Ridge National Laboratory (ORNL) Buildings Technology Center under a contract with the U.S. Department of Energy maintains a Benchmarking Building Energy Performance Program. The ORNL website determines how a building’s energy use compares with similar facilities throughout the U.S. and in a specific region or state.

Source use differs from site usage when comparing a building’s energy consumption with the national average. Site energy use is the energy consumed by the building at the building site only. Source energy use includes the site energy use as well as all of the losses to create and distribute the energy to the building. Source energy represents the total amount of raw fuel that is required to operate the building. It incorporates all transmission, delivery, and production losses, which allows for a complete assessment of energy efficiency in a building. The type of utility purchased has a substantial impact on the source energy use of a building. The EPA has determined that source energy is the most comparable unit for evaluation purposes and overall global impact. Both the site and source EUI ratings for the building are provided to understand and compare the differences in energy use.

The site and source EUIs for this building are calculated as follows. (See Table 3.4 for details):

$$\text{Building Site EUI} = \frac{(\text{Electric Usage in kBtu} + \text{Fuel Oil Usage in kBtu})}{\text{Building Square Footage}}$$

$$\text{Building Source EUI} = \frac{(\text{Electric Usage in kBtu} \times \text{SS Ratio} + \text{Fuel Oil Usage in kBtu} \times \text{SS Ratio})}{\text{Building Square Footage}}$$

where “SS Ratio” is the Source Energy to Site Energy ratio for the particular fuel.

Table 3.4
Chuathbaluk Tribal Office EUI Calculations

Energy Type	Building Fuel Use per Year	Site Energy Use per Year, kBTU	Source/Site Ratio	Source Energy Use per Year, kBTU
Electricity	7,149 kWh	24,398	3.340	81,489
#1 Oil	738 gallons	97,469	1.010	98,444
Total		121,867		179,933
BUILDING AREA		1,265	Square Feet	
BUILDING SITE EUI		96	kBTU/Ft ² /Yr	
BUILDING SOURCE EUI		142	kBTU/Ft²/Yr	
* Site - Source Ratio data is provided by the Energy Star Performance Rating Methodology for Incorporating Source Energy Use document issued March 2011.				

3.3 AkWarm© Building Simulation

An accurate model of the building performance can be created by simulating the thermal performance of the walls, roof, windows and floors of the building. The HVAC system and central plant are modeled as well, accounting for the outside air ventilation required by the building and the heat recovery equipment in place.

The model uses local weather data and is trued up to historical energy use to ensure its accuracy. The model can be used now and in the future to measure the utility bill impact of all types of energy projects, including improving building insulation, modifying glazing, changing air handler schedules, increasing heat recovery, installing high efficiency boilers, using variable air volume air handlers, adjusting outside air ventilation and adding cogeneration systems.

For the purposes of this study, the Chuathbaluk Tribal Office was modeled using AkWarm© energy use software to establish a baseline space heating and cooling energy usage. Climate data from Chuathbaluk was used for analysis. From this, the model was calibrated to predict the impact of theoretical energy savings measures. Once annual energy savings from a particular measure were predicted and the initial capital cost was estimated, payback scenarios were approximated. Equipment cost estimate calculations are provided in Appendix D.

Limitations of AkWarm© Models

- The model is based on typical mean year weather data for Chuathbaluk. This data represents the average ambient weather profile as observed over approximately 30 years. As such, the gas and electric profiles generated will not likely compare perfectly with actual energy billing information from any single year. This is especially true for years with extreme warm or cold periods, or even years with unexpectedly moderate weather.
- The heating and cooling load model is a simple two-zone model consisting of the building's core interior spaces and the building's perimeter spaces. This simplified approach loses accuracy for buildings that have large variations in cooling/heating loads across different parts of the building.

- The model does not model HVAC systems that simultaneously provide both heating and cooling to the same building space (typically done as a means of providing temperature control in the space).

The energy balances shown in Section 3.1 were derived from the output generated by the AkWarm© simulations.

4. ENERGY COST SAVING MEASURES

4.1 Summary of Results

The energy saving measures are summarized in Table 4.1. Please refer to the individual measure descriptions later in this report for more detail.

Table 4.1 Chuathbaluk Tribal Office, Chuathbaluk, Alaska PRIORITY LIST – ENERGY EFFICIENCY MEASURES						
Rank	Feature	Improvement Description	Annual Energy Savings	Installed Cost	Savings to Investment Ratio, SIR	Simple Payback (Years)
1	Setback Thermostat: Chuathbaluk Tribal Offices	Implement a Heating Temperature Unoccupied Setback to 60.0 deg F for the Chuathbaluk Tribal Offices space.	\$1,157	\$100	156.76	0.1
2	Other Electrical - Controls Retrofit: Computers	Improve Manual Switching	\$209	\$50	24.95	0.2
3	Other Electrical - Controls Retrofit: BUNN style Mr. Coffee	Improve Manual Switching	\$303	\$100	18.04	0.3
4	Exterior Door: Tribal Office	Remove existing door and install standard pre-hung U-0.16 insulated door, including hardware.	\$179	\$1,384	3.07	7.7
5	Window/Skylight: Tribal Office	Replace existing window with U-0.22 vinyl window	\$91	\$976	1.62	10.7
6	Window/Skylight: Tribal Office	Replace existing window with U-0.22 vinyl window	\$42	\$488	1.48	11.7
7	Lighting - Power Retrofit: Building Lighting	Replace with 9 LED (2) 17W Module Electronic lightbulbs	\$133 + \$10 Maint. Savings	\$950	1.21	7.2
8	Ceiling w/ Attic: Tribal Office	Add R-11 fiberglass batts to attic with Standard Truss.	\$265	\$5,233	1.20	19.8
	TOTAL, all measures		\$2,379 + \$10 Maint. Savings	\$9,282	3.52	3.9

4.2 Interactive Effects of Projects

The savings for a particular measure are calculated assuming all recommended EEMs coming before that measure in the list are implemented. If some EEMs are not implemented, savings for the remaining EEMs will be affected. For example, if ceiling insulation is not added, then savings from a project to

replace the heating system will be increased, because the heating system for the building supplies a larger load.

In general, all projects are evaluated sequentially so energy savings associated with one EEM would not also be attributed to another EEM. By modeling the recommended project sequentially, the analysis accounts for interactive affects among the EEMs and does not “double count” savings.

Interior lighting, plug loads, facility equipment, and occupants generate heat within the building. When the building is in cooling mode, these items contribute to the overall cooling demands of the building; therefore, lighting efficiency improvements will reduce cooling requirements in air-conditioned buildings. Conversely, lighting-efficiency improvements are anticipated to slightly increase heating requirements. Heating penalties and cooling benefits were included in the lighting project analysis.

4.3 Building Shell Measures

4.3.1 Insulation Measures

Rank	Location	Existing Type/R-Value	Recommendation Type/R-Value
8	Ceiling w/ Attic: Tribal Office	Framing Type: Standard Framing Spacing: 24 inches Insulated Sheathing: None Bottom Insulation Layer: R-22 Batt:FG or RW, 6.75 inches Top Insulation Layer: None Modeled R-Value: 23.8	Add R-11 fiberglass batts to attic with Standard Truss.
Installation Cost		\$5,233	Estimated Life of Measure (yrs) 30
Breakeven Cost		\$6,257	Savings-to-Investment Ratio 1.2
			Energy Savings (/yr) \$265
			Simple Payback yrs 20
Auditors Notes: Adding more insulation to the attic would reduce the heat losses in the building.			

4.3.2 Window Measures

Rank	Location	Size/Type, Condition	Recommendation
5	Window/Skylight: Tribal Office	Glass: Single, 1/4" Acrylic/Polycarbonate Frame: Wood/Vinyl Spacing Between Layers: Half Inch Gas Fill Type: Air Modeled U-Value: 0.81 Solar Heat Gain Coefficient including Window Coverings: 0.48	Replace existing window with U-0.22 vinyl window
Installation Cost		\$976	Estimated Life of Measure (yrs) 20
Breakeven Cost		\$1,583	Savings-to-Investment Ratio 1.6
			Energy Savings (/yr) \$91
			Simple Payback yrs 11
Auditors Notes: Replacing windows with new double paned vinyl windows would reduce heat transfer and improve lighting conditions in the facility.			

Rank	Location	Size/Type, Condition	Recommendation
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6	Window/Skylight: Tribal Office	Glass: Single, 1/4" Acrylic/Polycarbonate Frame: Wood/Vinyl Spacing Between Layers: Half Inch Gas Fill Type: Air Modeled U-Value: 0.81 Solar Heat Gain Coefficient including Window Coverings: 0.48	Replace existing window with U-0.22 vinyl window		
Installation Cost	\$488	Estimated Life of Measure (yrs)	20	Energy Savings (/yr)	\$42
Breakeven Cost	\$723	Savings-to-Investment Ratio	1.5	Simple Payback yrs	12
Auditors Notes: Auditors Notes: Replacing windows with new double paned vinyl windows would reduce heat transfer and improve lighting conditions in the facility.					

4.3.3 Door Measures

Rank	Location	Size/Type, Condition	Recommendation		
4	Exterior Door: Tribal Office	Door Type: Entrance, Wood, hollow core flush, 1-3/8" Modeled R-Value: 2.1	Remove existing door and install standard pre-hung U-0.16 insulated door, including hardware.		
Installation Cost	\$1,384	Estimated Life of Measure (yrs)	30	Energy Savings (/yr)	\$179
Breakeven Cost	\$4,244	Savings-to-Investment Ratio	3.1	Simple Payback yrs	8
Auditors Notes: Replacing the doors with new doors featuring better insulation and weather stripping would reduce heat transfer in the facility as well as reducing air transfer and drafts.					

4.4 Mechanical Equipment Measures

4.4.1 Night Setback Thermostat Measures

Rank	Building Space	Recommendation			
1	Chuathbaluk Tribal Offices	Implement a Heating Temperature Unoccupied Setback to 60.0 deg F for the Chuathbaluk Tribal Offices space.			
Installation Cost	\$100	Estimated Life of Measure (yrs)	15	Energy Savings (/yr)	\$1,157
Breakeven Cost	\$15,676	Savings-to-Investment Ratio	156.8	Simple Payback yrs	0
Auditors Notes: The toyotomi direct vent oil heater and the monitor direct vent oil heater have built in programmable set back thermostats. Programming these thermostats to call for a heating demand of only 60 degrees when the facility is unoccupied, such as at nights and on weekends, would reduce the heating load in the facility substantially. Please see appendix B for resource on how to program your direct vent oil heaters.					

4.5 Electrical & Appliance Measures

4.5.1 Lighting Measures

The goal of this section is to present any lighting energy conservation measures that may also be cost beneficial. It should be noted that replacing current bulbs with more energy-efficient equivalents will have a small effect on the building heating and cooling loads. The building cooling load will see a small decrease from an upgrade to more efficient bulbs and the heating load will see a small increase, as the more energy efficient bulbs give off less heat.

4.5.1 Lighting Measures – Replace Existing Fixtures/Bulbs

Rank	Location	Existing Condition	Recommendation		
7	Building Lighting	9 FLUOR (2) T8 4' F32T8 32W Standard Program Electronic with Manual Switching	Replace with 9 LED (2) 17W Module Electronic lightbulbs		
Installation Cost	\$950	Estimated Life of Measure (yrs)	10	Energy Savings (/yr)	\$133
				Maintenance Savings (/yr)	\$10
Breakeven Cost	\$1,149	Savings-to-Investment Ratio	1.2	Simple Payback yrs	7
Auditors Notes: Replacing current lighting fixtures with LED four foot lamps would increase lighting efficiency, reduce the maintenance requirement of changing out bulbs. LED bulbs can be directly wired into existing fixtures, with the current electronic ballast removed.					

4.5.3 Other Electrical Measures

Rank	Location	Description of Existing	Efficiency Recommendation		
2	Computers	16 Desktop Computers and Monitors with Manual Switching	Shut off computers when not in use.		
Installation Cost	\$50	Estimated Life of Measure (yrs)	7	Energy Savings (/yr)	\$209
Breakeven Cost	\$1,247	Savings-to-Investment Ratio	24.9	Simple Payback yrs	0
Auditors Notes: Turning off computers and monitors when they are not being used can be a significant energy savings. The computers should have built in software in the operating system that will allow the machines to be set to shut off automatically if they have not been used in an hour or half an hour. Applying these settings will reduce electrical use substantially in the facility.					

Rank	Location	Description of Existing	Efficiency Recommendation		
3		Mr. Coffee Pot, always hot with Manual Switching, Other Controls	Replace coffee pot with a single pot brewing system and an insulated thermos.		
Installation Cost	\$100	Estimated Life of Measure (yrs)	7	Energy Savings (/yr)	\$303
Breakeven Cost	\$1,804	Savings-to-Investment Ratio	18.0	Simple Payback yrs	0
Auditors Notes: The current coffee machine is designed to be hot all of the time, so that coffee can be made nearly instantaneously. This requires regular electric heat. Replacing the current coffee pot with a single pot brewing system (or unplugging the current system after each pot brewed) and storing the hot coffee in an insulated thermos will reduce electricity use, and reduce the chance of burning your coffee while maintaining hot coffee.					

5. ENERGY EFFICIENCY ACTION PLAN

Through inspection of the energy-using equipment on-site and discussions with site facilities personnel, this energy audit has identified several energy-saving measures. The measures will reduce the amount of fuel burned and electricity used at the site. The projects will not degrade the performance of the building and, in some cases, will improve it.

Several types of EEMs can be implemented immediately by building staff, and others will require various amounts of lead time for engineering and equipment acquisition. In some cases, there are logical advantages to implementing EEMs concurrently. For example, if the same electrical contractor is used to install both lighting equipment and motors, implementation of these measures should be scheduled to occur simultaneously.

Appendix A – Listing of Energy Conservation and Renewable Energy Websites

Lighting

Illumination Engineering Society - <http://www.iesna.org/>

Energy Star Compact Fluorescent Lighting Program - www.energystar.gov/index.cfm?c=cfls.pr_cfls

DOE Solid State Lighting Program - <http://www1.eere.energy.gov/buildings/ssl/>

DOE office of Energy Efficiency and Renewable Energy - http://apps1.eere.energy.gov/consumer/your_workplace/

Energy Star – http://www.energystar.gov/index.cfm?c=lighting.pr_lighting

Hot Water Heaters

Heat Pump Water Heaters -

http://apps1.eere.energy.gov/consumer/your_home/water_heating/index.cfm/mytopic=12840

Solar Water Heating

FEMP Federal Technology Alerts – http://www.eere.energy.gov/femp/pdfs/FTA_solwat_heat.pdf

Solar Radiation Data Manual – <http://rredc.nrel.gov/solar/pubs/redbook>

Plug Loads

DOE office of Energy Efficiency and Renewable Energy – http://apps1.eere.energy.gov/consumer/your_workplace/

Energy Star – http://www.energystar.gov/index.cfm?fuseaction=find_a_product

The Greenest Desktop Computers of 2008 - <http://www.metaefficient.com/computers/the-greenest-pcs-of-2008.html>

Wind

AWEA Web Site – <http://www.awea.org>

National Wind Coordinating Collaborative – <http://www.nationalwind.org>

Utility Wind Interest Group site: <http://www.uwig.org>

WPA Web Site – <http://www.windpoweringamerica.gov>

Homepower Web Site: <http://homepower.com>

Windustry Project: <http://www.windustry.com>

Solar

NREL – <http://www.nrel.gov/rredc/>

Firstlook – <http://firstlook.3tiergroup.com>

TMY or Weather Data – http://rredc.nrel.gov/solar/old_data/nsrdb/1991-2005/tmy3/

State and Utility Incentives and Utility Policies - <http://www.dsireusa.org>

Appendix B – Direct Vent Oil Heater Programming

Using the temperature setbacks built into most direct vent oil heaters, such as Toyotomi Lasers and Monitor MPIs is a simple, cost effective way to save energy. We recommend setback temperatures of 60 degrees for nights and weekends in offices and other frequently occupied facilities. In buildings that are occupied intermittently, such as Bingo Halls, we recommend a setback of 50 or 55 degrees. Facilities that are never occupied, such as lift stations and well houses, should be setback to 40 degrees, to prevent freezeups. Check the following websites for tips on programming the built in temperature setback capabilities of your specific direct vent oil heater.

http://www.toyotomiusa.com/ownersManuals_ventedHeaters.php

<http://www.monitorproducts.com/customer-support/manuals>