



Comprehensive Energy Audit For Toksook Bay Tribal Office and Community Hall



Prepared For
Nunakuyarmiut Tribal Council

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1. EXECUTIVE SUMMARY

This report was prepared for the Nunakauyarmiut Tribe. The scope of the audit focused on Toksook Bay Tribal Office and Community Hall. 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 \$3,533 for Electricity and \$33,549 for #1 Oil, for total energy costs of \$37,081 per year.

It should be noted that this facility received the power cost equalization (PCE) subsidy last year. If it did not receive the PCE subsidy the annual electricity cost would have been \$9,474 for Electricity, \$33,549 for #1 Oil, and a total energy cost of \$43,023 per year.

Table 1.1 below summarizes the energy efficiency measures analyzed for the Toksook Bay Tribal Office and Community Hall. 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: Community Hall	Implement a Heating Temperature Unoccupied Setback to 55.0 deg F for the Community Hall space.	\$818	\$600	20.46	0.7
2	Setback Thermostat: Tribal offices	Implement a Heating Temperature Unoccupied Setback to 55.0 deg F for the Tribal offices space.	\$414	\$400	15.52	1.0
3	HVAC And DHW	Repair and place insulation on hot water tank, and insulate hydronic piping in boiler system. Reduce Hot Water heating zone so that the hot water is not always on. Retro commissioning of boiler should include the addition of a fuel cut off solenoid valve, regular cleaning. Replace Boiler 2 with a high efficiency boiler to run on demand when needed. In summer the high efficiency on demand boiler should be the only one used, to decrease run time and increase efficiency.	\$7,584	\$40,000	3.65	5.3
4	Air Tightening: Ripple Room, Mechanical Room, Back Door	Perform air sealing to reduce air leakage by 1200 cfm at 50 Pascals.	\$1,623	\$7,500	2.23	4.6
5	Lighting: Exterior Lighting	Replace with 3 LED 17W Module Electronic	\$111	\$750	1.29	6.8
TOTAL, all measures			\$10,550	\$49,250	3.70	4.7

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 \$10,550 per year, or 28.5% of the buildings' total energy costs. These measures are estimated to cost \$49,250, for an overall simple payback period of 4.7 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.

Description	Space Heating	Space Cooling	Water Heating	Lighting	Other Electrical	Cooking	Clothes Drying	Ventilation Fans	Service Fees	Total Cost
Existing Building	\$30,947	\$0	\$3,130	\$1,416	\$1,538	\$0	\$0	\$0	\$0	\$37,081
With All Proposed Retrofits	\$20,643	\$0	\$2,994	\$1,305	\$1,538	\$0	\$0	\$0	\$0	\$26,532
SAVINGS	\$10,304	\$0	\$135	\$111	\$0	\$0	\$0	\$0	\$0	\$10,550

2. AUDIT AND ANALYSIS BACKGROUND

2.1 Program Description

This audit included services to identify, develop, and evaluate energy efficiency measures at the Toksook Bay Tribal Office and Community Hall. 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 Toksook Bay Tribal Office and Community Hall 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.

Toksook Bay Tribal Office and Community Hall is classified as being made up of the following activity areas:

- 1) Community Hall: 2,300 square feet
- 2) Community Hall Offices: 900 square feet
- 3) Tribal offices: 1,330 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. Toksook Bay Tribal Office and Community Hall

3.1. Building Description

The 4,530 square foot Toksook Bay Tribal Office and Community Hall was constructed in 1996, with a normal occupancy of 8 people. The number of hours of operation for this building average 11.1 hours per day, considering all seven days of the week.

Description of Building Shell

The exterior walls are constructed with 2x8 studs and have 7.25 inches of batt insulation.

The Roof of the building is constructed as a warm roof over the community hall and as a warm cold over the tribal office, and some of the community hall. The cold roof is currently receiving a lot of heat from the building due to leaks and holes cut into the ceiling, and as such the vapor barrier is being overwhelmed and the insulation damaged.

The Floor/Foundation of the building is constructed over a leaky crawlspace with little insulation.

Typical windows throughout the building are wood or vinyl framed operable windows with double glass.

Doors are metal with limited weather stripping.

Description of Heating and Cooling Plants

The Heating Plants used in the building are:

Burnham V-27

Nameplate Information:

Burnham V-27

Fuel Type:	#1 Oil
Input Rating:	204,000 BTU/hr
Steady State Efficiency:	60 %
Idle Loss:	1 %
Heat Distribution Type:	Water
Boiler Operation:	All Year
Notes:	Currently using 1.75 gph nozzles.

Pipe insulation is missing and loose. There is no primary loop. Boilers are kept hot 24/7, 365 days a year.

Burnam V-27

Fuel Type:	#1 Oil
Input Rating:	204,000 BTU/hr
Steady State Efficiency:	60 %
Idle Loss:	1 %
Heat Distribution Type:	Water
Boiler Operation:	Sep - Jun

Space Heating and Cooling Distribution Systems

The buildings heating distribution system can be divided into the following zones: Community building Offices, Community Hall, Utilidor for Water, Tribal Office Area, Hot Water Tank.

Domestic Hot Water System

The domestic hot water system involves an 80 gallon Amtrol tank, and 140 feet of uninsulated pipe always circulating to provide the facility with hot water. The hot water tank is heated off the boiler.

Lighting

The lighting in the building is made up primarily of 25 watt T8 fluorescent fixtures put in recently by the Alaska Building Science Network.

Plug Loads

Computers, Bingo Equipment and the soda machine are the largest plug loads in the building.

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:

Electricity: AVEC-Toksook Bay - Commercial - Sm

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	\$ 0.17/kWh
#1 Oil	\$ 6.19/gallons

3.2.1.1 Total Energy Use and Cost Breakdown

At current rates, Nunakauyarmut Tribe pays approximately \$37,081 annually for electricity and other fuel costs for the Toksook Bay Tribal Office and Community Hall.

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

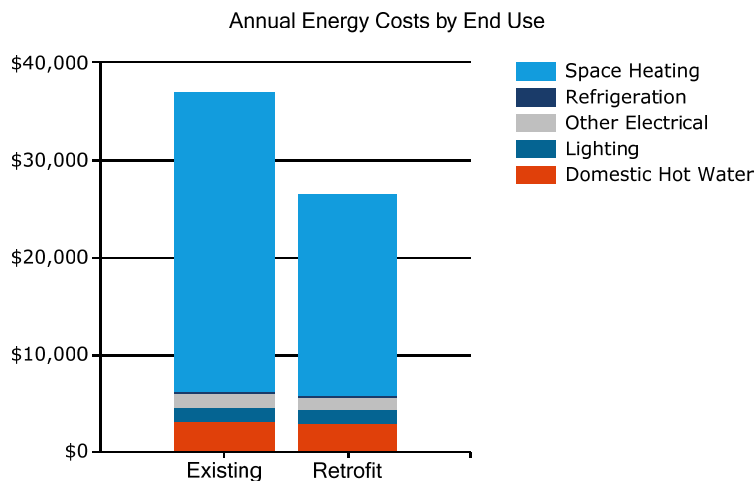


Figure 3.2 below shows how the annual energy cost of the building splits between the different fuels used by the building. The “Existing” bar shows the breakdown for the building as it is now; the “Retrofit” bar shows the predicted costs if all of the energy efficiency measures in this report are implemented.

Figure 3.2
Annual Energy Costs by Fuel Type

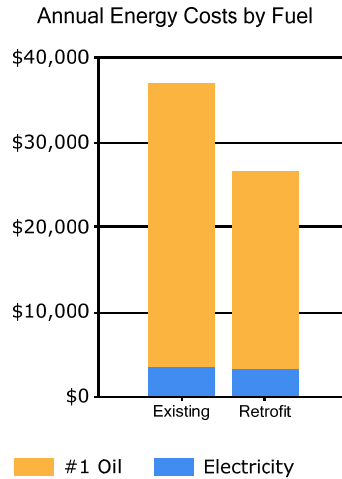
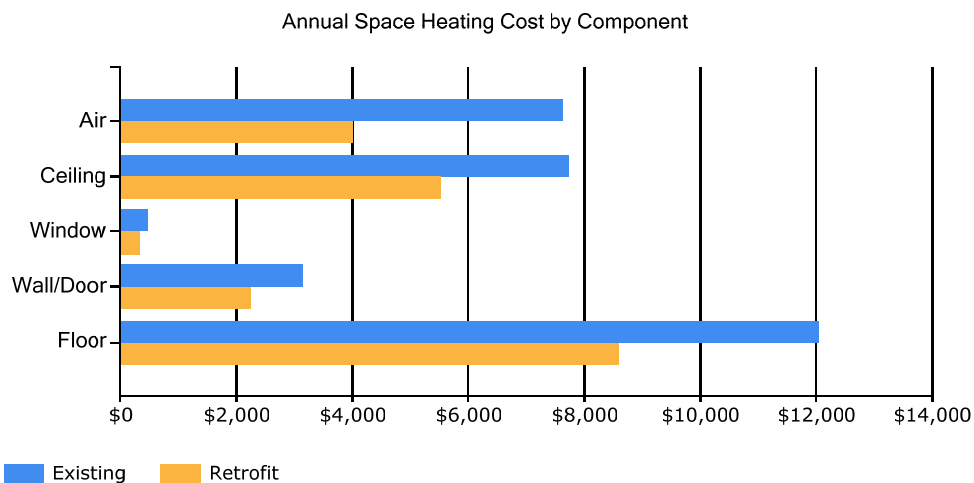


Figure 3.3 below addresses only Space Heating costs. The figure shows how each heat loss component contributes to those costs; for example, the figure shows how much annual space heating cost is caused by the heat loss through the Walls/Doors. For each component, the space heating cost for the Existing 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	707	644	707	684	707	684	707	707	684	707	684	707
Other_Electrical	768	700	768	743	768	743	768	768	743	768	743	768
Refrigeration	25	23	25	25	25	25	25	25	25	25	25	25
Ventilation_Fans	0	0	0	0	0	0	0	0	0	0	0	0
DHW	36	33	36	35	37	36	38	38	36	37	35	36
Space_Heating	253	230	245	224	214	195	199	200	203	225	231	253
Space_Cooling	0	0	0	0	0	0	0	0	0	0	0	0

Fuel Oil #1 Consumption (Gallons)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
DHW	40	37	40	40	42	43	46	45	41	41	39	40
Space_Heating	780	700	671	451	221	85	53	75	164	386	558	781

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):

$$\text{Building Site EUI} = \frac{\text{Electric Usage in kBtu} + \text{Fuel Oil \#1 Usage in kBtu} + \text{similar for other fuels}}{\text{Building Square Footage}}$$

$$\text{Building Source EUI} = \frac{\text{Electric Usage in kBtu} \times \text{SS Ratio} + \text{Fuel Oil \#1 Usage in kBtu} \times \text{SS Ratio} + \text{similar for other fuels}}{\text{Building Square Footage}}$$

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

**Table 3.4
Toksook Bay Tribal Office and Community Hall 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	20,781 kWh	70,925	3.340	236,891
#1 Oil	5,420 gallons	715,416	1.010	722,570
Total		786,341		959,461
BUILDING AREA 4,530 Square Feet				
BUILDING SITE EUI 174 kBTU/Ft ² /Yr				
BUILDING SOURCE EUI 212 kBTU/Ft ² /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 Toksook Bay Tribal Office and Community Hall was modeled using AkWarm© energy use software to establish a baseline space heating and cooling energy usage. Climate data from Toksook Bay 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 Toksook Bay. 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. Calculations and cost estimates for analyzed measures are provided in Appendix C.

Table 4.1 Toksook Bay Tribal Office and Community Hall, Toksook Bay, 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: Community Hall	Implement a Heating Temperature Unoccupied Setback to 55.0 deg F for the Community Hall space.	\$818	\$600	20.46	0.7
2	Setback Thermostat: Tribal offices	Implement a Heating Temperature Unoccupied Setback to 55.0 deg F for the Tribal offices space.	\$414	\$400	15.52	1.0
3	HVAC And DHW	Repair and place insulation on hot water tank, and insulate hydronic piping in boiler system. Reduce Hot Water heating zone so that the hot water is not always on. Retro commissioning of boiler should include the addition of a fuel cut off solenoid valve, regular cleaning. Replace Boiler 2 with a high efficiency boiler to run on demand when needed. In summer the high efficiency on demand boiler should be the only one used, to decrease run time and increase efficiency.	\$7,584	\$40,000	3.65	5.3
4	Air Tightening: Ripple Room, Mechanical Room, Back Door	Perform air sealing to reduce air leakage by 1200 cfm at 50 Pascals.	\$1,623	\$7,500	2.23	4.6
5	Lighting: Exterior Lighting	Replace with 3 LED 17W Module Electronic	\$111	\$750	1.29	6.8
TOTAL, all measures			\$10,550	\$49,250	3.70	4.7

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 Air Sealing Measures

Rank	Location	Existing Air Leakage Level (cfm@50/75 Pa)	Recommended Air Leakage Reduction (cfm@50/75 Pa)
4	Rippie Room, Mechanical Room, Back Door	Air Tightness from Blower Door Test: 4650 cfm at 50 Pascals	Perform air sealing to reduce air leakage by 1200 cfm at 50 Pascals.
Installation Cost		\$7,500	Estimated Life of Measure (yrs) 10
Breakeven Cost		\$16,700	Savings-to-Investment Ratio 2.2
			Energy Savings (/yr) \$1,623
			Simple Payback yrs 5
<p>Auditors Notes: The created ceiling vents in the Rippie room should be sealed off. This is the largest leak in the building and is serving not only as a hot air sink into the cold roof, but also increasing the rate of damage on the insulation in the ceiling through moisture buildup. A fan should be installed to increase air flow through the room if temperatures are deemed too hot.</p> <p>The attic access in the mechanical room should be sealed more tightly to prevent heat from entering in the cold roof, and reduce heating demand.</p> <p>The back door should be weather stripped, insulation damaged by moisture build up should be replaced in the ceiling, and caulking should be used to seal around loose window frames.</p>			

4.4 Mechanical Equipment Measures

4.4.1 Heating/Cooling/Domestic Hot Water Measure

Rank	Recommendation				
3	Repair and place insulation on hot water tank, and insulate hydronic piping in boiler system. Reduce Hot Water heating zone so that the hot water is not always on. Retro commissioning of boiler should include the addition of a fuel cut off solenoid valve, regular cleaning. Replace Boiler 2 with a high efficiency boiler to run on demand when needed. In summer the high efficiency on demand boiler should be the only one used, to decrease run time and increase efficiency.				
Installation Cost		\$40,000	Estimated Life of Measure (yrs) 20	Energy Savings (/yr)	\$7,584
Breakeven Cost		\$146,169	Savings-to-Investment Ratio 3.7	Simple Payback yrs	5
Auditors Notes: The projected cost includes installation, parts, and shipping.					

4.4.3 Night Setback Thermostat Measures

Rank	Building Space	Recommendation			
2	Tribal offices	Implement a Heating Temperature Unoccupied Setback to 55.0 deg F for the Tribal offices space.			
Installation Cost	\$400	Estimated Life of Measure (yrs)	15	Energy Savings (/yr)	\$414
Breakeven Cost	\$6,209	Savings-to-Investment Ratio	15.5	Simple Payback yrs	1
Auditors Notes: Utilizing existing setback thermostats with lower nighttime setbacks will yield significant fuel.					

Rank	Building Space	Recommendation			
1	Community Hall	Implement a Heating Temperature Unoccupied Setback to 55.0 deg F for the Community Hall space.			
Installation Cost	\$600	Estimated Life of Measure (yrs)	15	Energy Savings (/yr)	\$818
Breakeven Cost	\$12,278	Savings-to-Investment Ratio	20.5	Simple Payback yrs	1
Auditors Notes: Utilizing existing setback thermostats with lower nighttime setbacks will yield significant fuel savings.					

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.

4.5.1a Lighting Measures – Replace Existing Fixtures/Bulbs

Rank	Location	Existing Condition	Recommendation		
5	Exterior Lighting	3 MH 50 Watt Magnetic with Manual Switching	Replace with 3 LED 17W Electronic Wall Packs		
Installation Cost	\$750	Estimated Life of Measure (yrs)	10	Energy Savings (/yr)	\$111
Breakeven Cost	\$967	Savings-to-Investment Ratio	1.3	Simple Payback yrs	7
Auditors Notes: LEDs work better in the cold, last longer, and use significantly less energy than the metal halide lamps currently in use in the facility.					

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>