

Sample Property A — Energy Conservation Recommendations

Virtual energy audit deliverable prepared for property owner asset management review. Four evidence-based ECMs identified through utility bill analysis, BETTER benchmarking, permit history review, and REopt modeling.

Property: Northeastern US **Building:** ~100 units, ~88,000 sqft, 11 floors, built late 1970s **Type:** Senior affordable housing, master-metered

Utility structure: Owner-pays all utilities **Baseline spend:** ~\$207k/yr (~\$139k electric + ~\$68k gas)

Rolled-up impact across all 4 recommended ECMs

Combined potential at midpoint estimates; assumes all four ECMs implemented over 1–3 year horizon

TOTAL ANNUAL SAVINGS

\$60–62k

~30% of \$207k baseline utility spend

TOTAL CAPITAL REQUIRED

\$285–515k

Net of rebates & ITC; gross before incentives ~\$420–650k

BLENDED PAYBACK

6.6 yrs



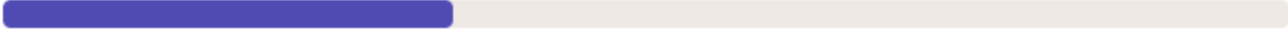
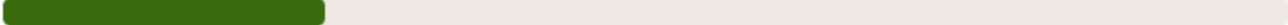
3.9 yrs ex. boiler reliability ECM

CO₂ REDUCTION

~140 tCO₂e/yr

~37% of baseline emissions

Annual savings contribution by ECM

LED lighting		\$27,500
Solar PV		\$14,600
Boiler + DHW		\$10–12k
Heating controls		\$7,760

ECM summary

QUICK WINS High-confidence, fast-payback actions for immediate execution

\$35,260/yr savings · \$30–100k net capital · 1.8 yr blended payback

→ Send to Facility Team to evaluate and implement both ECMs.

#	ECM	ANNUAL SAVINGS	NET CAPITAL COST	PAYBACK	TIME TO IMPLEMENT	IMPACT CATEGORY
1	Heating controls — HWS reset + schedule Optimize boiler plant control strategy — install or recalibrate outdoor air reset based on site assessment. No resident impact. Sources: High change-point Poor heating slope Permits	\$7,760	\$5–40k	3.5 yrs	2–3 mo	OpEx Reduction Comfort
2	LED lighting + occupancy sensors Replace remaining T8 fluorescent fixtures with LED in corridors, stairwells, and common areas. Add occupancy sensors. Strongest ROI in stack. Sources: High electric baseload Permits Load breakdown	\$27,500	\$25–60k	1.5 yrs	4–7 mo	OpEx Reduction

CAPEX INVESTMENT Strategic capital decisions requiring asset management review

\$24–26k/yr savings · \$255–415k net capital

→ Send to Facility Team to evaluate and scope both ECMs.