



Housing Authority of the City of Pittsburgh

Moving to Work Demonstration Year 15 (FY 2015) Annual Report

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Housing Authority of the City of Pittsburgh Moving To Work Annual Report 2015

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Section 1. Introduction

B. Overview of HACP Moving To Work Goals and Objectives

HACP's overarching Moving To Work Goals are as follows:

1. To reposition HACP's housing stock. These efforts are designed to result in housing that it is competitive in the local housing market, is cost-effective to operate, provides a positive environment for residents, and provides both higher quality and broader options for low-income families; and,
2. To promote independence for residents via programs and policies that promote work and self-sufficiency for those able, and promote independent living for the elderly and disabled.

In pursuit of these goals, HACP has continued Moving To Work Activities initiated in prior years. These initiatives, including information regarding accomplishment of short and long term goals, are summarized below, with details available in Section IV.

Ongoing/Implemented Activities Summary

1. Pre-Approval Inspection Certifications in multi-unit housing

To encourage owners and managers of multi-unit housing properties to lease more units to HCV participants, HACP is streamlining the inspection process for these types of properties. In 2015, The HCV program implemented Pre-Approval Inspection Certifications in multi-unit housing if those units are leased to a HCV program participant within 60 days of the pre-tenancy HQS inspection certification.

HACP experienced positive yet modest results in the first year of implementation. With the on boarding of the landlord advisory council and the addition of the landlord outreach specialist more landlords are applying for the program. HACP expects increased participation in the coming plan year as benefits of the program are realized during unit turnover.

2. The Preferred Owners Program

The program promotes improved quality of properties and properties in quality neighborhoods, with the aim of addressing the statutory objective to increase housing options for HACP voucher holders. It also aims to increase Cost Effectiveness, as it reduces staff time spent on inspections. Owners or property managers accepted to the program pass a rigorous set of guidelines consistent HQS inspection passes; complete online and in-person trainings for owners and property managers, and commitment to leasing to more than one HCV voucher holder.

Total participation was less than expected in the first year. Most of the plan year required extensive outreach to landlords unfamiliar with the program and wary of entering another process. Toward the end of year, HACP recruited several landlords totaling over 207 units by the

end of 2015. Efforts to target smaller landlords are anticipated for 2016. HACP and the landlord outreach team remains committed to forging relations within the community and recruiting new landlords to the HCV program and in turn increasing participation.

3. Modified Rent Policy for the Section 8 Housing Choice Voucher Program

Building on the modified rent policy developed for the Low Income Public Housing Program and approved in 2008, HACP received approval in 2011 to require that any non-elderly, able-bodied head of household who is not working to either a) participate in a self-sufficiency program, including but not limited to the HACP Family Self-Sufficiency program (FSS), other Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month. This policy provides additional incentives for families to work or prepare for work and increases overall accountability.

HACP's objectives for this program include increased participation by voucher holders in self-sufficiency, welfare to work and other training and education programs; increased levels of employment and earned income by participants; and potentially reduced Housing Assistance Payment costs to the Authority.

In 2015, HACP saw positive results from this initiative, with increases in employment rates both overall and among FSS participants. Escrow activity also increased among FSS participants which implies more families earned wage income throughout the year. Participation in training declined, as criteria for training participation remained competitive, and outside resources for training were limited. Other measures remained fairly stable, as expected but more importantly, participants within the impacted population averaged HAP payments that were significantly lower than the program average. Increases in average HAP payments for the entire program are believed to be a result of a tightening rental market and increases in rents generally, not as a result of any change in income among program participants. HACP remains committed to, and optimistic about, the long term impact of this policy and will secure new third party evaluators to further analyze HACP's rent policies and the FSS program in 2016.

4. Modified Rent Policy for the Low Income Public Housing Program.

As approved in 2008, HACP requires that any non-elderly, able-bodied head of household who is not working to either a) participate in the Family Self-Sufficiency (FSS) other Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum rent of \$150.00 per month. Hardship exemptions are permitted. This policy provides additional incentives for families to work or prepare for work. HACP's objectives for this program includes increased participation in the Family Self-Sufficiency Program, increase rent collections, and increased level of families working.

In 2015, HACP continued to see progress as a result of this initiative. Number and percentage of families working, both overall and among participants in the FSS program, increased and 27 participants graduated from the program. Average rents experienced there first

increase since 2013 resulting in a 4 percent growth rate. FSS participation remained in line despite high populations of elderly disabled households, FSS graduation totals and tightened pre-qualification criteria and reduced availability of training programs. HACP remains committed to this effort and will secure new third party evaluators to further analyze HACP's rent policies and the FSS program in 2016.

5. Revised recertification requirements policy.

As approved in 2009 and 2010, HACP may operate both the Low Income Public Housing Program and the Housing Choice Voucher Program with a recertification requirement modified to at least once every two years. Changes in income still must be reported, and standard income disregards continue to apply. This policy change reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency. HACP's objectives for this initiative are reduced staff time and thus reduced costs, and improved compliance with recertification requirements by tenants and the HACP.

In In 2015, HACP saw continuing benefits of this policy, especially in the Housing Choice Voucher program, as total certifications and the time spent on this task declined. The Low Income Public Housing program experienced a significant decline in annual certifications but an increase in interim recertifications, which absorbed much of the cost savings.

6. Homeownership Program Policies

- a. Operation of a combined Low Income Public Housing (LIPH) and Housing Choice Voucher (HCV) Homeownership Program;
- b. Homeownership Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only;
- c. Expansion of Homeownership Program eligibility to persons on the LIPH and HCV program waiting list, and to persons otherwise eligible for housing assistance;
- d. Establishing a Homeownership Soft-second mortgage waiting list.

As approved in 2007, HACP operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households. This approach reduces administrative costs, and expands housing choices for participating households. HACP also believes this program provides incentives for families to pursue employment and self-sufficiency through the various benefits offered; however, as HUD's new standard metrics do not effectively apply to this aspect of the initiative; in 2014 it was removed as a formal goal.

As approved in 2010, HACP's homeownership program includes the availability of soft-second mortgage assistance, which increases affordability and thus housing choice for eligible families while decreasing costs to the HACP. As the number of soft-second mortgages may be limited based upon budgeted spending authority, it was necessary to establish a waiting list for soft-second mortgages to ensure fair award of available funds. However, to date the authorized funds limit has not been reached and therefore the soft-second waiting list has not been established.

Also approved in 2010 was expansion of Homeownership Program eligibility and assistance to persons on the HACP waiting lists for Public Housing and the Housing Choice Voucher program. In 2014, HACP modified this provision to include as eligible for the Homeownership Program persons otherwise eligible for the public housing or Housing Choice Voucher Programs but who are not current participants or currently on an HACP waiting list.

HACP's objectives for this program are to maintain or increase the level of participation in homeownership program activities and the number of families achieving homeownership.

HACP experienced success with this program, with 11 families becoming homeowners in 2015. Approximately 61 families attended Homeownership programs, 38 of which completed the program, becoming prepared for future purchases. With a substantial population of potential home buyers HACP anticipates an increase in closings entering 2016.

7. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.

Originally approved in 2002, HACP's operation of the Housing Choice Voucher Program allows flexibility in the permitted rent burden for new tenancies, or affordability. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant portion of rent is used as a guideline, not a requirement. HACP continues to counsel families on the dangers of becoming overly rent burdened, however, a higher rent burden may be acceptable in some cases. This policy increases housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods. HACP's objective for this initiative is to increase housing choices for participating families. In 2015, more families took advantage of this option as there was a 39 percent increase in participation from 2014

8. Modified Payment Standard Approval.

Originally approved in 2004, HACP is permitted to establish Exception Payment Standards up to 120% of Fair Market Rent (FMR) without prior HUD approval. HACP has utilized this authority to establish Area Exception Payment Standards and to allow Exception Payment Standard as a Reasonable Accommodation for a person with disabilities. Allowing the Authority to conduct its own analysis and establish Exception Payment Standards reduces administrative burdens on both the HACP and HUD (as no HUD approval is required) while expanding housing choices for participating families.

HACP does not currently have any Area Exception Payment Standards, but may do so in future years. HACP will continue to allow an Exception Payment Standard of up to 120% of FMR as a reasonable accommodation for persons with disabilities.

In 2013 HACP received approval of a modification to this activity allowing HACP to establish an Exception Payment Standard of up to 120% of FMR for new construction or rehabilitation that creates fully accessible units meeting the requirements of the Uniform Federal Accessibility Standard (UFAS) in order to promote and support the creation of additional accessible units available to low-income families.

HACP's objective for this initiative is to expand housing choices for eligible families.

In 2015, only a limited number of families took advantage of this initiative, but those disabled families that did so had more choices in their search for an affordable home including UFAS units in Addison Redevelopment Phase I. Also HACP has authorized project based vouchers to projects expected to be completed in 2016 for additional, new, accessible units.

9. Use of Block Grant Funding Authority to support Development and Redevelopment Activities through the Step Up To Market Financing Program.

Originally approved in 2012, HACP is permitted the Use of Single Fund Flexibility to support development and redevelopment via the *Step Up To Market Financing Program*. HACP will expand its use of the Block grant authority authorized in the Moving To Work Agreement to leverage debt to fund public housing redevelopment and modernization in order to address additional distressed properties in HACP's housing stock. Specifically, HACP will identify properties for participation in the Step Up To Market Program and will utilize one or more strategies, subject to any required HUD approvals, as authorized under this initiative. Details are included in Section IV.

In 2013, HACP submitted a full development proposal to HUD for Phase I of the Addison Terrace redevelopment, as per standard protocols, utilizing several elements authorized by this initiative. Late in 2013 this was approved, utilizing several aspects of the Financing Program. Construction was completed on 118 new units in 2014 with an additional 50 units completed in early 2015. 40 additional units were constructed as part of Larimer Point a PBV mix finance development which reached full occupancy in 2015. Lastly, HACP began Phase I of the Larimer Redevelopment as part of a Choice Neighborhoods Implementation Grant for the Larimer/East Liberty which included elements of the *Step Up To Market Financing Program*.

On-Hold Activities

HACP activities that could be considered as 'on hold' are actually subsets of implemented activities. They are as follows:

1. Exception Payment Standard Areas. Originally approved in 2004 as part of a larger approval on Exception payment standards, HACP suspended its Exception Payment Standard Area in 2007 in order to reduce costs and streamline administration. Depending on future funding, and changes to the local market, HACP may develop new exception payment standard areas to increase housing choices for voucher families. HACP does not currently have a plan or timeline for re-implementation due to uncertainties in near and long-term future funding.

Closed Out Activities

Since entering the Moving To Work Program in 2000, HACP has also instituted a number of Moving To Work initiatives that in 2014 no longer require specific Moving To Work Authority. Some of those initiatives are:

1. Establishment of Site Based Waiting Lists.
2. Establishment of a variety of local waiting list preferences, including a working/elderly/disabled preference and a special working preference for scattered site units.
3. Modified Rent Reasonableness Process.

4. Transition to Site Based Management and Asset Management, including Site Based Budgeting and Accounting.

Other Activities

Several activities that utilized Moving To Work Authority, but are not specified as specific initiatives waiving specific regulations, were previously included in the initiative section but no longer require that separate listing. They are as follows:

- Use of Block Grant Funding Authority to support Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.
 - Originally approved with the initial Moving To Work Program and expanded to include homeownership and resident service programs in subsequent years, HACP continues to use Moving To Work block grant funding to support its Moving To Work Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan.
- Energy Performance Contracting
 - Under HACP's Moving To Work Agreement, HACP may enter into Energy Performance Contracts (EPC) without prior HUD approval. HACP will continue its current EPC, executed in 2008, to reduce costs and improve efficient use of federal funds.
 - HACP's current EPC included installation of water saving measures across the authority, installation of more energy efficient lighting throughout the authority, and installation of geo-thermal heating and cooling systems at select communities. It was completed in 2010, with final payments made in 2011. Monitoring and Verification work began in 2011, with the first full Monitoring and Verification report completed for the 2012 year.
- Establishment of a Local Asset Management Program.
 - In 2004, prior to HUD's adoption of a site based asset management approach to public housing operation and management, HACP embarked on a strategy to transition its centralized management to more decentralized site-based
 - Management capable of using an asset management approach. Specific elements of HACP's Local Asset Management Program were approved in 2010. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

Long Term Goals and Vision

HACP's vision for its Moving To Work Program through 2018, and potentially beyond, builds upon the vision of HACP's 2001-2015 Moving To Work Plans. This vision is built around two major themes that together will achieve the three statutory objectives of the Moving To Work Demonstration Program.

Theme one is to reposition HACP's housing stock to compete in the local market, improve operational efficiencies, and expand housing choices for low-income families.

Theme two is to promote self-sufficiency and independent living through a variety of enhanced services and policy adjustments. These programs and policies are designed to provide incentives to work for adult, able bodied, non-elderly heads of households and family members, and to promote social and academic achievement for children and youth. In addition to increasing economic self-sufficiency among assisted families, these programs and policies are expected to result in increased revenue for the Housing Authority (increasing the cost effectiveness of federal expenditures) while increasing housing choices for families (with increased work and income they will have additional housing choices both within the HACP portfolio and in the larger housing market).

While the mechanisms to effectively measure all of these expected outcomes continue to be developed (especially those that are cumulative and long-term) shorter-term measures are in place for each specific MTW initiative. In reviewing this report, please note that HUD's Standard Metrics were not yet in place when the 2013 MTW Annual Plan was submitted and approved, and therefore not all Standard Metrics had specific 2013 benchmarks established or corresponding outcomes. See Section IV for more detailed information on the specific initiatives.

Repositioning of HACP's Housing Stock

Since the initial HACP Moving To Work Annual Plan in 2001, a major component of HACP's Moving To Work strategy has been to reposition HACP's housing stock through a) preservation of successful developments and b) revitalization of distressed developments through strategic investments that re-link public housing properties to their surrounding neighborhoods and act as a driver of other public and private investments to revitalize entire neighborhoods.

Initiated prior to Moving To Work through three HOPE VI redevelopment projects and continued through the Moving To Work Program, HACP has achieved great success. Allequippa Terrace, Manchester Apartments, Bedford Additions and Garfield Heights are replaced by Oak Hill, multiple properties across Manchester virtually indistinguishable from their neighbors, the Bedford Hills apartments, and Garfield Commons, respectively. The new senior buildings Silver Lake, the Fairmont, the Commons at North Aiken and the Legacy are new positive anchors in their neighborhoods, replacing the distressed, and neighborhood distressing, East Hills, Garfield, Auburn Towers and Addison High Rises. Redevelopment of Addison Terrace Phase I is also complete.

A by-product of these redevelopment efforts, which feature reduced densities, mixed income, and modern conveniences, is a reduced number of traditional public housing units. This is not inappropriate in Pittsburgh, which has seen city population decline substantially over the last 40 years. More important is that this is balanced by the addition of new affordable units supported by tax credits, and new units rented at market rates. In Pittsburgh, many of the new market rate units are affordable to families of modest income. Section 8 Housing Choice vouchers also support low income families, provide them choices in the housing market, and support occupancy of units available in the private market. These combinations of approaches have enabled HACP to continue serving substantially the same number of families as would have been served absent the demonstration.

In 2015, as in prior years, and in light of continued erosion of funding available for affordable housing development and redevelopment, HACP engaged in extensive collaborative work with HUD and other partners to develop new mechanisms for financing redevelopment of distressed properties. The Step Up To Market Financing Program is designed to be a key component of HACP repositioning activities, and has been essential in the financing of the redevelopment of Addison Terrace, now underway.

HACP has also invested in its successful housing in recent years, including modernization activities at Northview Heights, Caliguri Plaza, Morse Gardens, Bedford, and many other improvements at various locations. Additional modernization work at many sites continues, with highlights noted in other sections of this report. HACP continues to create additional UFAS units each year and make improvements to the fully accessible units available at all of its properties. HACP also continues to benefit from an implemented Energy Performance Contract for improvements that include the installation of energy efficient and cost saving geothermal heating (and cooling) systems at several developments.

HACP is committed to continuing these preservation and revitalization efforts, to the greatest extent feasible with the funding available, throughout the Moving To Work demonstration.

The charts at the end of this section show projected sources of funds that can be used for capital projects, and projected uses of those funds over the next five years. All of these numbers reflect projected obligations (not expenditure) of funds, and are projections only and are subject to change based upon funding levels and opportunities, financial and real estate market conditions, new or changing regulations or requirements, and other unforeseen developments.

The highlights of this plan are as follows:

- Revitalize Addison Terrace. Addison Terrace is only two blocks from the key Centre Avenue corridor in the Hill district which includes the following new facilities: the Legacy Apartments, the Hill Public Library, and a branch of the YMCA. HACP worked closely with the larger Hill District Master Planning Process to plan redevelopment of the 1940's era Addison Terrace. Because of projected high costs for this redevelopment effort, including substantial infrastructure costs, and the scarcity of HOPE VI and other major grant programs, HACP worked with HUD and other partners to develop innovative financing strategies through Moving To Work to support this effort, resulting in the Step Up To Market Financing Program. Construction was completed on all Addison Phase I units in 2015, and development is fully occupied. Low-income housing tax credits were awarded in 2015 for Addison Phase II and III and construction of Phase II units are well underway.
- Plan for new development in the East End, including Hamilton-Larimer. In parts of the East Liberty neighborhood of Pittsburgh, a significant market and development rebound has occurred. In the adjoining Larimer neighborhood, a long term and ongoing grassroots community planning process led to the completion of the Larimer Vision Plan. The Vision Plan, which focuses on the Larimer Avenue corridor spanning parts of both East Liberty and Larimer, is the basis for a growing consensus around neighborhood revitalization strategies in these neighborhoods. Working with a variety of partners in Larimer and East Liberty, HACP continues pursuing new development opportunities in these neighborhoods, including

the Hamilton-Larimer and former Auburn Towers site on the border of East Liberty and Larimer. HACP continues to work closely with other City agencies and neighborhood organizations to identify the opportunities with the potential for the greatest impact, and has invested in the planning process resulting in the Larimer Vision To Action Plan, which aims to identify specific activities to implement the Larimer Vision Plan. The Vision To Action Plan is the basis for a Choice Neighborhoods Initiative Implementation grant that was awarded in June, 2014. The grant agreement between HUD, The City of Pittsburgh and HACP was signed in December of 2014 ushering in the next step in the development process. The plan includes redevelopment of the nearby East Liberty Gardens project based voucher property in the East Liberty portion of the Vision area in addition to redevelopment of Hamilton-Larimer and the former Auburn Towers site. Low Income Housing Tax Credits were secured for a first phase of construction on the former Auburn site and other adjacent parcels in February of 2014. HACP submitted a full development proposals for Larimer/East Liberty Phase I and construction begin in 2015.

- Build on investments in Northview Heights. After completing conversion of 63 units into 26 new UFAS units and 26 new non-UFAS units, and the ESCO funded geothermal heating and cooling system, HACP continues to build on these investments to solidify Northview Heights' rebound. In 2010 Force Account staff renovated an additional 30 units in the buildings that received UFAS units. In 2010 and 2011, work to replace the roofs on buildings that had not had roof replacements, and the siding on all of the family buildings, was completed. Continued investment in modernization of additional units, completing replacement of roofs, upgrading electrical systems and other improvements continued in 2012 and 2013. In 2015, additional site work on balcony structural restoration and maintenance was completed and concrete and roadway work is ongoing during the plan year. Also in 2015, HACP engaged a firm to begin Master Planning services for the development of the new Northview Midrise. It is worth noting that as a result of past and continued HACP activities at this site, demand for this property has increased and continues to maintain a sizable waitlist.
- Modernize other successful but aging properties. HACP recognizes that existing properties cannot be neglected. In addition to regular funding for safety and REAC items at all properties, HACP continues to pursue larger modernization efforts at other properties, including window replacement and façade/EFIS repairs at several senior/disabled high rises and continued investment in its successful scattered sites portfolio.
- Pursuit of Rental Assistance Demonstration Conversions. In order to secure the long-term viability of its existing housing stock, HACP continues to evaluate and pursue conversion of some public housing units to HUD contracts for multi-family housing rental assistance through the Rental Assistance Demonstration (RAD) Program. In 2013 HACP submitted RAD applications for the following properties, and received CHAP approval on March 31, 2015:
 - Glen Hazel and Glen Hazel High Rise
 - Murray Towers
 - Oak Hill
 - HACP is evaluating the prospect of future RAD applications

Below are two charts showing project funding obligations over the next ten years.

Not included in the charts are funding and financing strategies, including those that use MTW funding flexibility and support and leverage MTW funds to support redevelopment of these properties. As funding opportunities and financing mechanisms change, and creative approaches are devised, HACP will adapt and adopt the approaches that are most advantageous to the agency. These approaches include, but are not limited to, the following:

- Low Income Housing Tax Credits
- Federal, State and Local Housing Trust Funds dollars as available.
- Other Federal, State and Local funds such as CDBG, HOME, PA Department of Community and Economic Development Programs, and others as can be secured.
- HUD's new and evolving financing and transformation initiatives, if authorized, or other similar approaches.
- Project basing up to 500 Housing Choice Vouchers.
- HACP's Moving To Work Step Up To Market Financing Program.
- Any and all other opportunities and mechanism that are available or can be identified that will assist HACP in furthering its goals under MTW and under the Low Income Public Housing and Housing Choice Voucher programs.

Other sections of the Annual Report include specifics on the funding strategies utilized in specific development phases that closed in 2015, and future Plans and Reports will include additional details for future phases.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
2015 - 2024 CAPITAL BUDGET OBLIGATION SUMMARY

Revised
As of 12/30/15

SOURCES	PROJECTED SOURCES	2014	2015	2016	2017	2018	5-Year SubTotals	2019	2020	2021	2022	2023	5-Year Subtotals	10-Year Totals
	MTW Funding	14,394,353	10,000,000	7,000,000	7,000,000	7,000,000	45,394,353	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000	80,394,353
	CFP Projected Future Funding	13,387,351	9,482,679	7,000,000	7,000,000	7,000,000	43,870,030	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000	78,870,030
	RHF Projected Future Funding	5,006,459	3,804,703	5,685,089	4,843,363	4,337,687	23,677,301	2,520,655	2,520,655	2,520,655	671,742	572,220	8,805,927	32,483,228
	Choice Neighborhood Grant	0	16,500,000	4,500,000	0	0	21,000,000	0	0	0	0	0	0	21,000,000
	Cove Place - Conventional Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0
	MTW Reserves	40,634,327	14,641,548	0	0	0	55,275,875	0	0	0	0	0	0	55,275,875
	TOTALS ALL PROJECTED SOURCES	73,422,490	54,428,930	24,185,089	18,843,363	18,337,687	189,217,559	16,520,655	16,520,655	16,520,655	14,671,742	14,572,220	70,805,927	268,023,406

USES	PROPOSED USES	2014	2015	2016	2017	2018	5-Year SubTotals	2019	2020	2021	2022	2023	5-Year Subtotals	10-Year Totals
	Administrative	1,453,591	1,648,268	1,900,000	1,900,000	1,500,000	8,401,859	1,500,000	1,500,000	1,500,000	1,500,000	1,900,000	7,900,000	16,301,859
	Security	4,000,000	4,000,000	3,800,000	3,800,000	3,800,000	19,400,000	3,800,000	3,800,000	3,800,000	3,800,000	3,800,000	19,000,000	38,400,000
	504/UFAS misc	100,000	150,000	100,000	100,000	0	450,000	0	0	0	0	0	0	450,000
	Equipment (Range/Refrig. Vehicles, Other Misc) LBP Abatement - Other Misc Hazmat	0	0	0	0	530,000	530,000	300,000	300,000	300,000	318,270	327,818	1,555,088	2,085,088
	Concrete	100,000	0	100,000	100,000	100,000	400,000	100,000	100,000	100,000	100,000	100,000	500,000	900,000
	Green Physical Needs	0	300,000	0	0	0	300,000	0	0	0	0	0	0	300,000
	Demolition	100,000	100,000	100,000	100,000	0	400,000	0	0	0	0	0	0	400,000
	A/E Technical Services	800,000	700,000	400,000	400,000	200,000	2,500,000	0	0	0	0	0	0	2,500,000
	Resident Services	1,809,162	1,859,162	1,800,000	1,800,000	1,800,000	9,068,324	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	9,000,000	18,068,324
	Contingencies	950,000	800,000	950,000	950,000	950,000	4,600,000	600,000	600,000	600,000	600,000	600,000	3,000,000	7,600,000
	SUBTOTAL HACP-WIDE USES	9,412,753	9,857,430	9,250,000	9,250,000	8,980,000	46,750,183	8,200,000	8,200,000	8,209,000	8,218,270	8,627,818	41,455,088	88,205,271
	SUBTOTAL DEVELOPMENT	54,638,237	32,380,784	6,350,000	15,550,000	14,550,000	123,469,021	550,000	550,000	550,000	550,000	550,000	2,750,000	126,219,021
	SUBTOTAL MODERNIZATION	9,371,500	14,847,042	3,949,278	4,993,278	2,833,278	35,994,376	2,683,278	5,683,278	2,983,278	2,883,278	4,553,276	18,786,388	54,780,764
	TOTALS ALL PROPOSED USES	73,422,490	57,085,256	19,549,278	29,793,278	26,363,278	206,213,580	11,433,278	14,433,278	11,742,278	11,651,548	13,731,094	62,991,476	269,205,056

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
2015 - 2024 DEVELOPMENT AND MODERNIZATION SUMMARY**

DEVELOPMENT	Proposed Development	2014	2015	2016	2017	2018	5-Year Subtotals	2019	2020	2021	2022	2023	5-Year Subtotals	10-Year Totals	Comments
	Addison	43,038,237	2,800,000	0	0	0	45,838,237	0	0	0	0	0	0	45,838,237	Budget Revision from HACP Reserves-See HACP Board Resolution#21 of 2015. In 2014, HACP committed \$32.5 million to Addison Phase II with 214 units and approved a first mortgage loan to complete financing for Addison Phase I.
	Hamilton-Larimer	0	26,580,784	4,500,000	15,000,000	0	46,080,784	0	0	0	0	0	0	46,080,784	Budget Revision from HACP Reserves-See HACP Board Resolution#12 of 2015 & #25 of 2015. Financial commitment from 2014 to 2018 for Larimer and Liberty development with 334 units including CNGS funding.
	Scattered Sites	1,100,000	2,000,000	1,850,000	550,000	550,000	6,050,000	550,000	550,000	550,000	550,000	550,000	2,750,000	8,800,000	Financing for scattered site units throughout the City of Pittsburgh through acquisition/rehab/turnkey development including veterans' housing.
	Arlington	0	0	0	0	0	0	0	0	0	0	0	0	0	Redevelopment may occur under the next 10-year plan.
	HACP/ARMDC Office	0	0	0	0	0	0	0	0	0	0	0	0	0	HACP may need a new office in 5 years depending on 200 House or owners decision.
	Allegheny Dwellings	10,500,000	0	0	0	0	10,500,000	0	0	0	0	0	0	10,500,000	In 2014, HACP committed \$10.5 million for Allegheny Dwellings Redevelopment Phase I consisting of 85 units.
	Homewood North	0	0	0	0	0	0	0	0	0	0	0	0	0	This property will be substantially rehabilitated, not redeveloped.
	Northview	0	1,000,000	0	0	14,000,000	15,000,000	0	0	0	0	0	0	15,000,000	ARMDC will develop a mid-rise senior property to replace the current high rise and this project is in last position.
	Cove Place	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBTOTAL DEVELOPMENT		54,638,237	32,380,784	6,350,000	15,550,000	14,550,000	123,469,021	550,000	550,000	550,000	550,000	550,000	2,750,000	126,219,021	
Proposed Modernization		2014	2015	2016	2017	2018	5-Year Subtotals	2019	2020	2021	2022	2023	5-Year Subtotals	10-Year Totals	Comments
901	Addison - Bentley Dr.	300,000	0	0	0	0	300,000	0	0	0	0	0	0	300,000	Safety/REAC upkeep until demolition of Bentley Drive units.
902	Bedford Dwellings	500,000	1,800,000	0	100,000	0	2,400,000	100,000	0	0	100,000	0	200,000	2,600,000	Budget Revision from HACP Reserves-See HACP Board Resolution#17 of 2015. Maintenance of systems, rehab, REAC & Safety Items.
915	PA Bidwell	50,000	50,000	300,000	50,000	50,000	500,000	50,000	50,000	1,000,000	0	0	1,100,000	1,600,000	Interim REAC and Safety Repairs and rehab work in 2021.
917	Pressley	50,000	636,000	50,000	50,000	50,000	836,000	50,000	0	0	0	0	50,000	886,000	Replace fire alarms, Interim REAC and Safety Repairs.
905	Allegheny Dwellings	600,000	517,172	100,000	50,000	0	1,267,172	0	0	0	0	0	0	1,267,172	See HACP Budget Revision#4. Entrance doors/frames/canopies and windows replacement, REAC/Safety Items.
909	Northview Heights	2,200,000	4,019,042	2,383,278	1,483,278	1,483,278	11,568,076	1,683,278	1,383,278	1,383,278	1,383,278	1,383,278	7,216,388	18,785,264	Budget Revision from HACP Reserves-See HACP Board Resolution#18 of 2015. Concrete work in courtyards, Bathrooms/Kitchens/floors/windows rehab and painting in 400 units, REAC & safety items.
920	Homewood North	50,000	1,034,828	50,000	50,000	50,000	1,234,828	0	3,500,000	0	0	0	3,500,000	4,734,828	See HACP Budget Revision#4. Windows replacement and interior rehab in 2020 plus REAC & Safety Items.
904	Arlington Heights	50,000	350,000	50,000	500,000	500,000	1,450,000	0	0	0	0	0	0	1,450,000	Partial Mod work, REAC and safety items.
921	Murray Towers	0	3,500,000	0	0	0	3,500,000	0	0	0	0	0	0	3,500,000	Comp. Modernization in 2015.
912	Glen Hazel Family (incl. Renova)	2,500,000	563,000	50,000	100,000	100,000	3,303,000	0	200,000	200,000	1,000,000	0	1,400,000	4,703,000	Liding/Doors, Rec Center Rehab & Misc. safety items & Partial Comp. Mod in 2022.
923	Glen Hazel Highrise	300,000	0	0	100,000	0	400,000	100,000	0	0	0	0	100,000	500,000	Temporary Rehabilitation & Safety Repairs
940	Mazza Pavilion	0	0	0	0	0	0	0	0	0	0	50,000	50,000	REAC & Safety Repairs	
941	Caliguitri Plaza	2,121,500	1,500,000	416,000	50,000	100,000	4,187,500	100,000	100,000	0	0	0	200,000	4,387,500	Windows/EIFS Replacement, Partial Comp Mod & Safety Repairs
944	Finello Pavilion	50,000	100,000	0	100,000	0	250,000	100,000	0	0	0	0	100,000	350,000	REAC and Safety Repairs
945	Morse Gardens	50,000	0	50,000	100,000	0	200,000	100,000	0	0	0	1,400,000	1,500,000	Partial Comp. Mod in 2023 & REAC/Safety Items	
946	Carrick Regency	50,000	262,000	100,000	0	100,000	512,000	0	0	0	0	1,320,000	1,320,000	Partial Comp. Mod in 2023 & REAC/Safety Items	
947	Gualtieri Manor	50,000	75,000	0	1,860,000	0	1,985,000	0	50,000	0	0	0	50,000	2,035,000	Partial Comp. Mod in 2017 & REAC/Safety Items
922 & 929	Scattered Sites / Hamilton Larimer	450,000	450,000	400,000	400,000	400,000	2,100,000	400,000	400,000	400,000	400,000	400,000	2,000,000	4,100,000	Partial Comp Mod of 10 units per year over 10 years
939	Other Amps	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBTOTAL MODERNIZATION		9,371,500	14,847,042	3,949,278	4,993,278	2,833,278	35,994,376	2,683,278	5,683,278	2,983,278	2,883,278	4,553,276	18,786,388	54,780,764	

Promoting Self-Sufficiency And Independent Living Through A Variety Of Enhanced Services And Policy Adjustments.

HACP is committed to continuing pursuit of programs and policies that promote self-sufficiency and independent living. This is pursued through programs and policy modifications.

HACP's Family Self-Sufficiency (FSS) Program, called Realizing Economic Attainment For Life or REAL, includes the Resident Employment Program (REP). REAL and REP provide a variety of supports, programs, and referrals to residents to assist them in preparing for, seeking, finding, and retaining employment. The program and the Authority also work constantly to link with other programs, leverage additional services, and create positive environments for families, adults, seniors, and children. REAL and REP are complemented by the programs provided by HACP and its partners that focus on youth of various ages, including the BJWL after school and summer programs, Youthplaces, the Clean Slate Drug Free Lifestyles and Youth Leadership Development Program, and the Creative Arts Corner state of the art audio/video studios at Northview Heights and the Bedford Hope Center. HACP's investments in resident services have leveraged over \$4,000,000 per year in additional programs and services in recent years.

HACP policy modifications are also designed to promote self-sufficiency, and the modified rent policy, as described in Sections II and IV, is designed to encourage families to participate in the FSS program.

The goal of these initiatives is to create an environment where work is the norm and personal responsibility is expected. Gradually, HACP is seeing positive results of this effort.

It is HACP's vision to create vibrant, sustainable communities where family members of all ages can thrive and where life choices and opportunities are not limited. HACP will pursue this goal through the interconnected strategies of re-positioning the housing stock through preservation and revitalization, and promoting self-sufficiency through support programs and policy modifications.

Annual MTW Report

II.4.Report.HousingStock

A. MTW Report: Housing Stock Information

New Housing Choice Vouchers that were Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Actual Number of New Vouchers that were Project-Based	Description of Project
East Liberty Place II	6	6	AHAP executed on 6/11/2013 construction completed in 2015 and lease up occurred in 2015
Larimer PBV Phase I	40	40	AHAP on this tax credit award project executed in 2014. Construction and lease up completed in 2015
Larimer Mixed Finance Phase I	28	28	AHAP on this tax credit awarded mixed fiance project with 85 total units executed in 2014, with construction completion and lease up expected in 2016.
Addison Phase II	64	25	AHAP executed on DATE. Construction completion and lease up expected for 2016.

			Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year *	Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year *
Anticipated Total Number of New Vouchers to be Project-Based *	Actual Total Number of New Vouchers that were Project-Based		446	383
138	99	Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	338	Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
			338	338

* From the Plan

Other Changes to the Housing Stock that Occurred During the Fiscal Year

Planned changes to PA Scattered Sites North Hamilton-Larimer (formerly PA-11) were delayed as plans for redevelopment via Choice Neighborhood Progressed. Submission of demolition application will occur in 2016.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of Actual Capital Fund Expenditures During the Plan Year		
<p>Completed: Glen Hazel High Rise community room upgrades and terrace improvements, Bedford Dwellings windows replacement, and Addison Phase I vertical construction. Substantially Complete: Glen Hazel siding replacement and door painting, Homewood North structural repairs of eroded hillside slope and Morse Gardens various improvements and historic window replacement. Ongoing: Scattered Sites North and South renovations and improvements, Northview Heights High Rise balcony structural restoration and maintenance, Larimer/East Liberty Phase I vertical construction, and as needed hazardous materials work. Authority wide as needed site improvements are ongoing and include the completion of Glen Hazel concrete/drainage work, Northview Heights maintenance storage, Bedford Dwellings water line/road repair, Homewood North ground water seepage remediation. Northview Heights concrete and roadway work is ongoing during the plan year.</p>		
Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End		
Housing Program *	Total Units	Overview of the Program
Housing Program 1 *	X	Overview of the program
Housing Program 2 *	X	Overview of the program
Housing Program 3 *	X	Overview of the program
Total Other Housing Owned and/or Managed	0	
<p>* Select Housing Program from: Tax-Credit, State Funded, Locally Funded, Market-Rate, Non-MTW HUD Funded, Managing Developments for other non-MTW Public Housing Authorities, or Other.</p>		
If Other, please describe:		Description of "other" Housing Program

II.5.Report.Leasing

B. MTW Report: Leasing Information

Actual Number of Households Served at the End of the Fiscal Year

Housing Program:	Number of Households Served*	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs **	635	635
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs **	135	136
Port-In Vouchers (not absorbed)	N/A	X
Total Projected and Actual Households Served	770	771

* Calculated by dividing the planned/actual number of unit months occupied/leased by 12.

** In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of Households served.

Housing Program:	Unit Months Occupied/Leased****	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs ***	7620	7620
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs ***	1620	1632
Port-In Vouchers (not absorbed)	N/A	X
Total Projected and Annual Unit Months Occupied/Leased	9240	9252

HACP exceeded its goal of 10 households entering homeownership by 10 percent.

*** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of households served.

**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income								
<p>HUD will verify compliance with the statutory objective of “assuring that at least 75 percent of the families assisted by the Agency are very low-income families” is being achieved by examining public housing and Housing Choice Voucher family characteristics as submitted into the PIC or its successor system utilizing current resident data at the end of the agency’s fiscal year. The PHA will provide information on local, non-traditional families provided with housing assistance at the end of the PHA fiscal year, not reported in PIC or its successor system, in the following format:</p>								
Fiscal Year:	2011	2012	2013	2014	2015	2016	2017	2018
Total Number of Local, Non-Traditional MTW Households Assisted	644	720	746	750	761	X	X	X
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	n/a	n/a	n/a	n/a	n/a	X	X	X
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	n/a	n/a	n/a	n/a	n/a	X	X	X

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix

In order to demonstrate that the statutory objective of “maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the PHA will provide information in the following formats:

Baseline for the Mix of Family Sizes Served

Family Size:	Occupied Number of Public Housing units by Household Size when PHA Entered MTW	Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW	Non-MTW Adjustments to the Distribution of Household Sizes *	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	1714	994	0	2708	29.61%
2 Person	1721	1536	0	3257	35.62%
3 Person	1427	1134	0	2561	28.00%
4 Person	300	208	0	508	5.55%
5 Person	84	27	0	111	1.21%
6+ Person			0	0	0.00%
Totals	5246	3899	0	9145	1

Explanation for
Baseline Adjustments
to the Distribution of
Household Sizes
Utilized

At this time, HACP has not requested any adjustments to the baseline for the mix of families served. It should be noted that HACP's total baseline of families to be served has increased to a total of 9563, but these additional authorized units do not have a family size and therefore are not reflected in these charts. Also, HACP has collected data only to 5+, and thus does not have a separate entry for 6+.

Mix of Family Sizes Served							
	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained **	29.61%	35.62%	28.00%	5.55%	1.21%	0.00%	100%
Number of Households Served by Family Size this Fiscal Year ***	3252	2795	2220	450	82	0	8799
Percentages of Households Served by Household Size this Fiscal Year ****	37.00%	31.80%	25.20%	5.10%	0.9	0	1.891
Percentage Change	25%	-11%	-10%	-0.949	-0.1	0	0.891

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End		
Housing Program	Description of Leasing Issues and Solutions	
Low Income Public Housing	No issues were experienced in leasing public housing units	
Housing Choice Voucher Program	Challenges related to leasing Housing Choice Vouchers include ageing housing stock leading to high rate of initial failed inspections; a tightening housing market created more completion of available units with non voucher households and continued reluctance of many landlords to accept families utilizing voucher assistance. HACP identified additional units and landlords through the preferred owners program and though continued outreach to landlords in 2015	
Non-Traditional Programs	No issues were experienced in leasing non-traditional housing units	

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End		
Activity Name/#	Number of Households Transitioned *	Agency Definition of Self Sufficiency
# 1 Modified Rent Policy HCV	41	Free of Cash Assistance
# 2 Modified Rent Policy LIPH	27	Free of Cash Assistance
# 5 Homeownership	11	Completed Home Purchase
Households Duplicated Across Activities/Definitions	0	* The number provided here should match the outcome reported where metric SS #8 is used.
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY	79	

C. MTW Report: Wait List Information

Wait List Information at Fiscal Year End

Housing Program(s) *	Wait List Type **	Number of Households on Wait List	Wait List Open, Partially Open or Closed ***	Was the Wait List Opened During the Fiscal Year
Low Income Public Housing	Site-Based	2,109	Partially Open	Yes
Housing Choice Voucher Program	Community Wide	6,657	Closed	Yes
Combined Local Non-Traditional Programs -no wait list for Homeownership ; combined wait list at mixed finance, mixed income sites	Site-Based	n/a	Open	Yes

More can be added if needed.

* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

MTW Public Housing: Wait lists are open in all communities for all bedroom sizes except 1 bedroom units in family communities.
MTW Housing Choice Voucher Program: Wait list reopened in 2015 to all populations for a limited time, with position assigned by lottery to over 7,000 applicants
Non-Traditional Programs- tax credit units in mixed finance, mixed income developments have wait lists operated by private management.

If Local, Non-Traditional Program, please describe:

Homeownership: Currently no wait list, program participation is open otherwise eligible families. If demand for soft second mortgage approaches annual budget authority a wait list for participants with mortgage pre approval letters will be established.
Non-Traditional Program-Tax credit units in mixed finance, mixed income developments have wait lists operated by private management.

If Other Wait List Type, please describe:

HACP LIPH Site Based Waiting List- HACP's Site Based Site Preference System allows applicants to choose up to three communities of preference, or the first available from all properties. The number listed above is of unduplicated applicants on the waiting list, although each applicant may be on more than one individual site list. Public housing units in mixed finance/mixed income privately managed properties are not included, as each location operates a separate waiting list.
PBV wait lists operated by HACP open and close based on demand.

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

HACP maintains a centralized application process however pre-applications can be submitted on site. Also in 2015 HACP utilized an online application and lottery process for the reopening of the HCV wait list.

Section III. Proposed Moving To Work Activities: HUD Approval Requested

All proposed activities that have been approved by HUD are reported on in Section IV as “Approved Activities.”

Section IV. Approved MTW Activities: HUD approval previously granted.

APPROVED MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED

Activity	Plan Year Approved	Plan Year Implemented	Current Status
1. Pre-Approval Inspection Certification for Multi-Unit Housing	2015 Annual Plan	2015	Implemented
2. Preferred Owners Program	2015 Annual Plan	2015	Implemented
3. Modified Rent Policy - Work or FSS Requirement or increased minimum tenant payment for non-exempt HCV households	2011 Annual Plan	2011	Implemented
4. Modified Rent Policy - Work or FSS Requirement or increased minimum rent for non-exempt LIPH households	2008 Annual Plan	2008-2009	Implemented
5. Revised Recertification Policy – at least once every other year – for Section 8/HCV	2008 Annual Plan	2008	Implemented
6. Revised Recertification Policy – at least once every other year – LIPH	2009 Annual Plan	2009	Implemented
7. Homeownership Program: Operation of Combined LIPH and Section 8/HCV Homeownership Program; Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only; establish a soft-second mortgage waiting list; expand eligibility to persons on the LIPH and HCV program waiting lists; expand eligibility to persons eligible for LIPH or HCV	Combined Program approved in 2007; other elements approved in 2010; expansion of eligibility to person eligible for LIPH or HCV in 2014.	2007; 2010; 2014.	Implemented
8. Modified Housing Choice	2001 Annual	2001	Implemented

Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.	Plan		
8. Modified Payment Standard Approval - establish Exception Payment Standards up to 120% of FMR without prior HUD approval.	2004 Annual Plan; additional features in 2013.	2004; 2013.	Implemented. Ongoing for persons with disabilities; On Hold for exception areas.
9. Step Up To Market Financing Program	2012 Annual Plan	2013	Implemented

A. IMPLEMENTED ACTIVITIES - ONGOING

1. Pre-Approval Inspection Certification for Multi-Unit Housing

To encourage owners and managers of multi-unit housing properties to lease more units to HCV participants, HACP is streamlining the inspection process for these types of properties. In 2015, The HCV program implemented Pre-Approval Inspection Certifications in multi-unit housing if those units are leased to a HCV program participant within 60 days of the pre-tenancy HQS inspection certification.

The Pre-Approval Inspection Certification process applies to buildings with 4 or more units located within a single structure; the Pre-Approval process cannot be applied to scattered site housing. All units seeking Pre-Approval Inspection Certification must be vacant at the time the HQS inspection occurs and must remain vacant until a Request for Tenancy Approval is submitted for the unit. Pre-Approval Inspection Certification status is accepted for tenancy approvals during the 60 day period after the unit passes HQS inspection. If a Request for Tenancy Approval is submitted after the 60 day qualifying period, a new initial HQS inspection must be performed before the unit is approved for tenancy. HAP payments are not tied to the Pre-Approval Inspection. HAP payments begin from the tenancy certification date only.

Statutory Objective:

This activity addresses the MTW statutory objective to increase housing choices for low-income families.

Authorizations:

Attachment C (D)(5) which waives certain provisions of Sections 8 (o)(8) of the 1937 Act and 24 CFR982 Subpart I

Attachment C(D)(1)(d) which waives certain provisions of Sections 8(o)(9) of the 1937 Act and 24 CFR 982.311.

HACP experienced positive yet modest results in the first year of implementation. With the on boarding of the landlord advisory council and the addition of the landlord outreach specialist more landlords are applying for the program. HACP expects increased participation in the coming plan year as benefits of the program are realized during turnover.

Standard Metric	Unit of Measurement	Baseline	2015 Benchmark	2015 Outcome
Local Metric- Housing Choice: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% of AMI as a result of the activity (increase).	Housing units prior to implementation: 0	Increase the number of units in multi-unit housing structures available to low-income families after implementation: Initial 1 year increase of 50 units in multi-unit structures and 4% per year thereafter.	Actual number of units in multi-unit housing structures after implementation. 29
Cost Effectiveness #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of inspections in dollars prior to implementation: \$677,300 annually	Expected cost of task after implementation: \$674,375 annually	Actual cost after implementation (in dollars). \$675,603.5
Cost Effectiveness #2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Total staff time to complete inspections prior to implementation: 15,662.5 hours annually	Expected amount of total staff time dedicated to inspections after implementation: 15,630 hours annually	Actual amount of staff time after implementation (in hours). 15,643.65
Cost Effectiveness #3: Decrease in Error Rate of Task Execution	Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation: 0.1%	Expected average error rate of inspections after implementation: 0.1% (HACP does not expect a change in	Expected average error rate of inspections after implementation: .1%

			error rate as a result of this program.)	
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2. Preferred Owners Program

The Preferred Owners Program promotes improved quality of properties and properties in quality neighborhoods, with the aim of addressing the statutory objective to increase housing options for HACP voucher holders. It also aims to increase Cost Effectiveness, as it reduces staff time spent on inspections.

Owners or property managers accepted to the program pass a rigorous set of guidelines consistent HQS inspection passes; complete online and in-person trainings for owners and property managers, and commitment to leasing to more than one HCV voucher holder.

Incentives provided to member landlords are priority inspection scheduling, biennial inspections, and acceptance of prior inspections conducted less than 60 days ago for vacated units. Other incentives include vacancy payments of no more than two months' HAP payments for most recent tenancy when the landlord commits to leasing to another voucher holder and priority placement on HACP's property listing web page.

Authorization: Attachment C (D)(5) which waives certain provisions of Sections 8 (o)(8) of the 1937 Act and 24 CFR982 Subpart I and Attachment C(D)(1)(d) which waives certain provisions of Sections 8(o)(9) of the 1937 Act and 24 CFR 982.311.

Standard HUD Metric	Unit of Measurement	Baseline	2015 Benchmark	Outcome
Local Metric- Housing Choice: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	Housing units of this type prior to implementation: 0 (current number of units of landlords in this program).	Expected housing units of this type after implementation of the activity: 90 (expected number of units in the program after one year).	Actual housing units of this type after implementation (number). 207
Housing Choice #2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household	Housing units preserved prior to implementation of the activity: 0 (number of units currently in the program).	Expected housing units preserved after implementation of the activity: 90 (expected number of units in the program after one year).	Actual housing units preserved after implementation of the activity (number). 207
Housing Choice #3: Decrease in Wait list time:	Average wait list time for applicant (in months)	Average applicant time on wait list prior to implementation of the activity: N/A	Expected applicant wait list time after implementation of the activity : 5 months	Actual housing units preserved : N/A
Cost Effectiveness #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of inspecting 90 units in dollars prior to implementation \$5,850 per year	Expected cost of task after implementation \$2,925 per year.	Actual cost after implementation (in dollars). TBD
Cost	Total time to	Total staff time	Expected	Actual amount

Effectiveness #2: Staff Time Savings	complete the task in staff hours (decrease).	to complete inspections for 90 Preferred Owner units prior to implementation: 135 hours per year.	amount of total staff time dedicated to inspecting 90 Preferred Owner units after implementation 67.5 hours per year.	of staff time after implementation (in hours). TBD
Cost Effectiveness #3: Decrease in Error Rate of Task Execution	Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation: 0.1%	Expected average error rate of inspections after implementation: 0.1% [HACP does not expect a change in error rate as a result of this program.]	Actual average error rate of inspections after implementation (percentage). TBD

HACP Specific Metric	Unit of Measurement	Baseline	2015 Benchmark	2015 Outcome
Landlords are enrolled in Preferred Owners Program.	Landlords enrolled in Preferred Owners Program (number).	Landlords enrolled in Preferred Owners Program before start of the program: zero (0).	Expected number of landlords enrolled in Preferred Owners Program after six months: 30.	Actual number of landlords enrolled in Preferred Owners Program after six months 12
Increase in landlord satisfaction with HACP.	Landlords who rate HACP as “good” or “excellent” (percentage).	Amount of landlords who rate HACP as “good” or “excellent” before start of the program: 55%.	Expected amount of landlords who rate HACP as “good” or “excellent” after six months of the program: 65%	Actual amount of landlords who rate HACP as “good” or “excellent” after six months of the program (percentage). 2

Total participation was less than expected in the first year. Most of the plan year required extensive outreach to landlords unfamiliar with the program and wary of entering another process. Toward the end of year, HACP recruited several landlords totaling over 207 units by the end of 2015. Efforts to target smaller landlords are anticipated for 2016. HACP and the landlord outreach team remains committed to forging relations within the community and recruiting new landlords to the HCV program and in turn increasing participation.

3. Modified Rent Policy for the Section 8 Housing Choice Voucher Program

As approved in 2011, HACP requires that any non-elderly, non-disabled head of household who is not working at least 15 hours a week to either a) participate in a local self-sufficiency, welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month. Voucher holders can claim an exemption from the work or \$150 minimum tenant payment requirements as a result of participation in a self-sufficiency program for a maximum of five years. This policy provides additional incentives for families to work or prepare for work and will increase overall accountability. HACP's objectives for this program include increased employment and income by participants, increased participation in local self-sufficiency, welfare to work, and other employment preparedness/training/educational programs, and possibly decreased HAP expenditures.

Because of limited capacity in HACP's REAL Family Self-Sufficiency Program, voucher holders whose rent calculation results in a rent of less than \$150 per month are permitted to certify via independent third party to their participation in an eligible local self-sufficiency, welfare to work, or other training or education program. HACP continues to pursue expanded partnerships to maximize the program options available for voucher holders.

HACP initially identified programs that would qualify affected families for an exemption from the \$150.00 minimum tenant payment, including the Pennsylvania Department of Public Welfare's Welfare to Work program that is associated with TANF assistance. HACP is working with the Allegheny County Department of Human Services and the Pennsylvania Department of Public Welfare and has identified additional programs and conducted outreach to identified programs to notify agencies of the new requirements and what constitutes acceptable verification.

The provisions of the modified policy are expected to increase the percentage of families reporting earned income and increase the number of families pursuing training and preparation for work through local self-sufficiency, welfare to work, or other employment preparation/training/education programs.

Baselines, Benchmarks, and metrics – benchmarks established as of August 2010 remain and are indicated in the bullets below. Subsequent numbers are included in the charts.

- HACP's August 2010 HCV Program population included 1976 non-elderly, non-disabled families whose tenant payment calculation was less than \$150 per month.

- Of those families, 1454 did not report any wage income. This is the group that this policy was expected to impact.
- Participation among all HCV program participants in HACP's REAL FSS program was 371.
- 769 program participants showed TANF income, and thus were assumed to be compliant with state welfare to work requirements. 98 of these families were enrolled in HACP's REAL FSS program.
- HACP also calculated average HAP overall, average HAP for non-elderly/non-disabled households, and average HAP for households whose rent calculation is less than \$150 per month prior to application of utility allowances. See charts for results.

Please see the chart below for December baseline information and Benchmark targets for each measure.

Housing Choice Voucher Program

Measure	Baseline	Benchmark	Actual
	12/2010	12/2015	12/2015
**Non-Elderly, non-disabled families with total tenant payment <\$150	1988	1619	712
Average overall HAP	\$486	\$439	\$561
Average HAP for non-elderly, non-disabled	\$538	\$438	\$574
**Average HAP for non-elderly, non-disabled paying <\$150	\$657	\$431	\$401

FSS program Stats subdivided by LIPH/HCV	LIPH or HCV	2014	2014 Totals	2015	2015 totals
FSS Participants	LIPH	503	790	486	688
	HCV	287		202	
Number of families working (of FSS Participants)	LIPH	285	470	290	442
	HCV	185		152	
Percentage of families working (of FSS participants)	LIPH	56	60%	60%	64%
	HCV	65%		75%	
Number of participants graduating from FSS	LIPH	34	73	27	68
	HCV	39		41	
Number of participants from Escrow accounts	LIPH	176	341	241	422
	HCV	165		181	

This activity is Authorized by Section D. 2. a. of Attachment C and Section D. 1. of Attachment D of the Moving To Work Agreement.

Information for Rent Reform Activities

Narrative will be updated to reflect current FSS data

- A review of the data above and below indicates the policy is having the anticipated impact, although HACP FSS enrollments, and declines in average HAP payments for non-elderly, non-disabled families paying less than \$150 per month rent are behind projections. Mechanisms to confirm participation in non-HACP Local Self-Sufficiency programs (LSS) are continuing to be reviewed to ensure accuracy of collected data and the benchmark for FSS enrollments may be unnaturally inflated as families choose LSS programs. As capacity becomes available, families are encouraged to enroll in HACP's FSS program.
- In 2015, HACP saw positive results from this initiative, with increases in employment rates both overall and among FSS participants. Escrow activity increased among FSS participants which implies more families earned wage income throughout the year. Participation in training declined, as criteria for training participation remained competitive, and outside resources for training were limited. Other measures remained fairly stable, as expected but

more importantly, participants within the impacted population averaged HAP payments that were significantly lower than the program average. Increases in average HAP payments for the entire program are believed to be a result of a tightening rental market and increases in rents generally, not as a result of any change in income among program participants. HACP remains committed to, and optimistic about, the long term impact of this policy and will secure new third party evaluators to further analyze HACP's rent policies and the FSS program in 2016.

- Additional Data and HUD Standard Metrics are included below.
- Hardship Requests: HACP approved four (4) hardship requests in 2015.

NOTE: Standard HUD Metrics were not utilized in the 2013 MTW Annual Plan. Therefore, the 2014 Benchmark is presented, and the 2013 outcome, where available. The Outcome Achieved column is left as TBD as no benchmarks for these specific measures were established for 2013. .

Standard HUD Metrics – Self-Sufficiency – modified based on HACP capability				
Unit of Measure	Baseline	Outcome 2013	Outcome 2014	Outcome 2015
SS#1: Increase on Household Income: Average Gross Income of all households	\$11,802	\$11,676	\$11,704	\$11,881
SS#2: Increase in Household Savings: Average amount of savings/escrow of households affected by this policy in dollars (increase)	\$3,789.66**	\$4,143	\$3,086.81	\$2,854
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed full or part time - Number	1475	1537	1582	1751
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed full or part time – percentage (of all families)	28.61%	29%	30%	30%
SS#3, Increase in Positive Outcomes in Employment Status: Other (3 + 4): Enrolled in Education or training program <i>number</i> (of FSS participants)	101	78	46	30
SS#3, Increase in Positive Outcomes in Employment Status: Other (3 + 4): Enrolled in Education or training program <i>percentage</i> (of FSS participants)	22.54%	25%	5%	13
SS#4: Households Removed from Temporary Assistance for Needy Families (TANF): Number of households receiving TANF assistance	774	718	724	810

(of all households) (decrease)				
SS#5: Households Assisted by Services that Increase Self-Sufficiency: Number of households receiving services aimed to increase Self-sufficiency (FSS enrollment)	353	309	287	189
SS#6: Reducing Per Unit Subsidy Costs for Participating Households: Average amount of Section 8 Subsidy per household affected by this policy in dollars (HAP) (all households) (decrease)	\$466.24	\$483	\$548	\$561
SS#8: Households Transitioned to Self-sufficiency: Number of households transitioned to self-sufficiency (graduation)	12	15	39	41

* All households, elderly and disabled excluded.

** 2013 average. Ongoing corrections to system calculation error have led to establishment of new baseline.

HACP Metrics - HCV FSS

	2010	2011	2012	2013	2014	2015
FSS Participants	448	353	304	309	287	240
Families working (of FSS participants)	248	242	256	273	185	152
% of families working (FSS participants)	55%	69%	84%	88%	65%	75%
# graduating	12	15	7	15	39	41
# with FSS accounts	191	193	185	186	165	181

4. Modified Rent Policy for the Low Income Public Housing Program.

As approved in 2008, HACP requires that any non-elderly, non-disabled head of household who is not working to either participate in the Family Self-Sufficiency Program or pay a minimum rent of \$150.00 per month. Specifically, the HACP lease and ACOP requires that any non-elderly, non-disabled head of household who is not working and is paying less than \$150.00 per month in rent will be required to participate in a Family Self-Sufficiency Program. For administrative purposes, this has been presented as a minimum rent of \$150 per month with the following exceptions:

- Tenant actively participating in HACP, Department of Public Welfare, or other approved self-sufficiency program.
- Tenant is age 62 or older.

- Tenant is blind or otherwise disabled and unable to work.
- Tenant is engaged in at least 15 hours of work per week.
- Tenant has applied for a hardship exemption.

All other elements of rent calculation remain unchanged, and those in one of the categories listed above may have rents of less than \$150.00 per month but not less than \$25.00 per month.

HACP may grant a hardship exemption from the rent, including the \$25.00 per month minimum required of those exempted from the \$150.00 minimum rent, under the following circumstances:

- When the family is awaiting an eligibility determination for a government assistance program;
- When the income of the family has decreased because of loss of employment;
- When a death has occurred in the family; and
- When other such circumstances occur that would place the family in dire financial straits such that they are in danger of losing housing. Such other circumstances will be considered and a determination made by the HACP.

HACP's modified rent policy was expected to have a number of positive impacts on the HACP and HACP residents, including, but not limited to, increased rent collections by the HACP, a changed environment where work by adults is the norm, an increased level of active participation in the HACP self-sufficiency program and, of course, added incentive for residents to become self-sufficient.

HACP established baseline measures in mid-2008 and mid-2009 as the full implementation of the policy was completed, and detailed information on the impact of the activity as compared against the benchmarks and outcome metrics are included below.

In addition to the baseline measures established in mid-2008 and mid-2009 as the full implementation of the policy was completed, HACP has some data dating to 2005 when the LIPH enhanced FSS program was established. LIPH data through 2014 from the Tracking at a Glance Software, Emphasys Elite, and internal reports are included in the tables below.

FSS Program Stats	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
FSS Participants	658	835	347	599	685	630	598	646	707	503	486
Number of families working (of FSS participants)	181	222	254	167	290	204	237	257	286	285	290
Percentage of families working (of FSS participants)	28%	27%	73%	28%	42%	32%	50%	40%	41%	56%	60%
# graduating from FSS	n/a	n/a	n/a	n/a	32	14	5	8	10	34	33
# of FSS participants with escrow accounts	29	42	50	111	188	191	194	197	183	176	241

Item	Baseline July 2008	Jul-09	Jul-2010	Jul-2011	Dec 2011	Dec 2012	Dec 2013	Dec 2014	Dec 2015
HACP Rent Roll Amounts (\$)	\$685,682	\$677,954	\$629,458	\$623,063	\$598,036	\$602,363	\$621,088	\$603,917	\$639,527
HACP Rent collection amounts (\$)	\$612,027	\$684,948.	\$603,267	\$553,277	\$560,161	\$626,041	\$594,569	637,900	\$656,166
	Aug-08								
Average Rent All Communities	\$198.88	n/a	\$199.81	\$205.68	\$205.76	\$207.88	\$214.00	\$214	\$222.21
Number of families working (reporting wage income)	713	n/a	693	752	697	620	624	599	721
Percentage of families working	22%	n/a	22%	25%	25%	22%	22%	23%	28%

Data is collected via Emphasys Elite software, with periodic reports based on the tenant database.

HACP anticipated that this policy would result in increased rent roll and collections, increased participation in the FSS program, and increased number and percentage of families working. The first three indicators were expected to increase immediately, however, due to recent economic conditions and the time needed for families to prepare for work, the number and percentage of families working was not expected to increase until the second or third year of policy implementation.

At this point of implementation, expected results have actualized and are generally in line with expected outcomes. In 2015, HACP continued to see progress as a result of this initiative. Number and percentage of families working, both overall and among participants in the FSS program, increased and 27 participants graduated from the program. Average rents experienced there first increase since 2013 resulting in a 4 percent growth rate. FSS participation remained in line despite high populations of elderly disabled households, FSS graduation totals and tightened pre-qualification criteria and reduced availability of training programs. HACP remains committed to this effort and will secure new third party evaluators to further analyze HACP's rent policies and the FSS program in 2016.

To more fully understand the impacts of this policy, HACP has also gathered the following

LIPH Rent Policy Impact Data	2011	2012	2013	2014	2015
Item	Number	Number	Number	Number	Number
Total non-disabled non-elderly families	1309	1296	1261	1110	1088
Number of families working (reporting wage income)	556	507	624	599	546
Percentage of non-disabled, non-elderly families working	43%	39%	49.5%	43 %	50 %
Number of families impacted (non-elderly non-disabled and rent less than \$150)	797	789		598	562
Number exempt due to disability (disabled, rent <\$150)	210	130		141	68
Number exempt due to elderly (age 62+, rent <\$150)	69	46		62	17
Number enrolling in FSS (not elderly, not disabled, Tenant Rent <= \$150 and enrolled in FSS)	397	634	703	286	338

NOTE: Standard HUD Metrics were not utilized in the 2013 MTW Annual Plan. Therefore, the 2014 Benchmark is presented, and the 2013 outcome, where available.

Standard HUD Metrics – LIPH FSS				
Unit of Measure	Baseline	Outcome 2013	Outcome 2014	Outcome 2015
SS#1, additional: Increase in Household Income: Average Gross Income of all	\$11,268	\$11,452	\$11,704	\$12,161

households				
SS#2: Increase in Household Savings: Average amount of savings/escrow of households affected by this policy in dollars (increase).	1,772	\$2,143	\$2,134	2,668
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed Number (all households)	620	624	599	546
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed percentage (all households)	21.72%	22%	23%	20%
SS#3 Increase in Positive Outcomes in Employment Status: Other: (3+4): Enrolled in Education or Training program number (of FSS participants)	88	50	22	18
SS#3 Increase in Positive Outcomes in Employment Status: Other: (3+4): Enrolled in Education or Training program percentage (of FSS participants)	14%	7%	4%	3%
SS#4: Households Removed from Temporary Assistance for Needy Families (TANF): Number receiving TANF (all)	637	513	376	324
SS#5: Households Assisted by Services that Increase Self-Sufficiency: Number of households receiving Self-sufficiency services (FSS enrollment)	634	707	503	403
SS#7: Increase in Agency Rental Revenue: PHA Rental Revenue in dollars (increase)	\$626,041	\$594,569	\$637,901	\$656,166
SS#8: Households Transitioned to Self-Sufficiency: Number of households transitioned to self-sufficiency (graduation)	7	10	34	10

This policy is authorized by section C. 11. of Attachment C, and Section C. 3 of Attachment D of the Moving To Work Agreement.

5. Revised recertification requirements policy.

Approved in 2008 for the Housing Choice Voucher Program and in 2009 for the Low Income Public Housing Program, recertification requirements are modified to require recertification at least once every two years rather than annually. Changes in income still must be reported, standard income disregards continue to apply, and HACP continues to utilize the EIV system in completing recertifications. This policy change reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency.

HACP has calculated the average time to process a recertification, the number of recerts completed annually, and the resulting costs, and has compared this to the same total calculations subsequent to the change in policy to measure the impact.

Re-certification Policy for HCV	2010	2011	2012	2013	2014	2015
Number of Annual Recerts	2698	2455	3239	3131	2749	2577
Number of interim Recerts	1889	1933	3113	2746	2318	2222
Total Recerts (2009 Estimated)	4596	4380	6352	5877	5067	4799
Average cost per recert	\$53.63	\$53.63	\$53.63	\$53.63	53.63	53.63
Total estimated costs	\$246,483	\$234,899	\$340,658	\$315,184	\$271,743	\$257,370

Re-certification Policy for LIPH	2010	2011	2012	2013	2014	2015
Number of Annual Recerts	2587	2383	1648	1216	1357	1234
Number of interim Recerts	1052	947	1760	1540	1138	1373
Total Recerts	3639	3330	3408	2756	2495	2607
Average cost per recert	\$53.63	\$53.63	\$53.63	\$53.63	53.63	53.63
Total estimated costs	\$195,159.57	\$178,587.90	\$182,771.04	\$147,804.28	\$133,806.85	\$139,813

In 2015, HACP saw continuing benefits of this policy, especially in the Housing Choice Voucher program, as total certifications and the time spent on this task declined. The Low Income Public Housing program experienced a significant decline in annual certifications but an increase in interim recertifications which absorbed much of the cost savings.

This initiative also provides positive outcomes in accommodating HACP's dominate population of elderly and disabled persons in both programs, whom often have homogeneous incomes from

year to year. This policy alleviates some burden from the impediment of transportation and harsh climate in the City of Pittsburgh, particularly during the winter months when the elderly and disabled face additional burden when traveling.

NOTE: Standard HUD Metrics were not utilized in the 2013 MTW Annual Plan. Therefore, the 2014 Benchmark is presented, and the 2013 outcome, where available.

HCV - HUD STANDARD METRICS – Cost Effectiveness- Estimates

Unit of measure	Baseline	2015 Benchmark	2013 Outcome	2014 Outcome	2015 Outcome
CE#1: Agency Cost Savings: Total cost of task in dollars (decrease)	\$294,965.00	\$112,623	\$315,183.51	\$271,743	\$257,370
CE#2: Staff Time Savings: Total Time To Complete the Task in staff hours (decrease)	11,000 hours	5,500 hours	11,754 hours	10,134 hours	9,598 hours

Note: provided numbers do not account for fluctuations in program size.

LIPH - HUD STANDARD METRICS – Cost Effectiveness - Estimates

Unit of measure	Baseline	2014 Benchmark	2013 Outcome	2014 Outcome	2015 Outcome
CE#1: Agency Cost Savings: Total cost of task in dollars (decrease)	\$208,942.48	\$187,705	\$147,804.28	\$133,806.85	\$139,813
CE#2: Staff Time Savings: Total Time To Complete the Task in staff hours (decrease)	7,792 hours	7,000 hours	5,512 hours	4990 hours	5214 hours

Note: provided numbers do not account for fluctuations in program size.

Authorized by Section C. 4. of Attachment C (for public housing) and Section D.1. c. of Attachment C (for Housing Choice Voucher Program).

6. A. Operation of a combined Public Housing and Housing Choice Voucher Homeownership Program.

Initially approved in 2007, with additional components approved in 2010 and 2013. HACP operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered. By combining the programs, increased benefits are available to some families.

HACP data in 2009 indicated that there were over 800 families receiving Housing Choice Voucher assistance who had income high enough to be considered for homeownership. HACP

tracks the number, and success rate, of Homeownership Program participants from the LIPH and HCV program. Further analysis of potentially eligible participants in the LIPH and HCV programs is conducted periodically, followed by appropriate outreach to potentially eligible families. The total number of homeownership sales and the number of participants in the program are also tracked to measure the impact of this initiative.

The tables below show Homeownership Program Statistics relevant to this Section IV. 4., and also to Section IV. 5. below.

Homeownership Program Statistics

	LIPH or HCV	2012	Total 2012	2013	Total 2013
Closings / Purchase	LIPH	0	5	4	10
	HCV	5		4	
Sales Agreements	LIPH	3	11	5	8
	HCV	8		3	
Pre- Approval Letters	LIPH	3	7	4	9
	HCV	4		5	
Number of applicants	LIPH	12	99	35	138
	HCV	87		103	
Homeownership Education completed	LIPH	12	99	10	40
	HCV	87		30	
HACP funds for closing (total)	LIPH	\$0	\$6,720	\$15,124	\$38,209
	HCV	\$6,720		\$23,085	
Average HACP 2nd mortgage amount*	LIPH	0	\$7,000.00	12,400	\$69,400.00
	HCV	\$7,000.00		\$57,000.00	
Average Purchase price	LIPH	\$0	\$53,800	\$92,000	\$97,950
	HCV	\$53,800		\$101,917	
Amount of non-HACP assistance**	LIPH	\$0	\$14,741	\$94,800	\$256,760
	HCV	\$14,741		\$161,960	
Foreclosures	LIPH	0	0	0	0
	HCV	0		0	

Homeownership Statistics	2014 Total	LIPH 2014	HCV 2014	2015 Total	LIPH 2015	HCV 2015
Closings / Purchase	4	3	1	11	4	7
Sales Agreements	5	3	2	11	4	7
Pre-Approval Letters	11	5	6	11	4	7
Number of applicants	80	27	53	61	n/a	n/a
Homeownership Education completed	100	70	30	38	n/a	n/a
HACP funds for closing (total)	\$14,909	\$8,000	\$4,740	\$39,139	\$10,554	\$28,585
Average HACP 2nd mortgage amount*	0	0	0	\$13,168	\$12,231	\$13,704
Average Purchase price	\$57,266	79,000	\$70,999	\$101,491	\$87,475	\$109,500
Amount of non-HACP assistance**	0	0	0	\$148,000	\$38,000	\$110,000
Foreclosures	0	0	0	0	0	0

Assistance from other sources was as follows:

	2010	2011	2012	2013
<u>Housing Choice Voucher Program Buyers:</u>				
Seller's assist	\$7,856.57	0	\$6,724.18	\$2,700.00
State	\$3,000.00	\$4,808.00	\$0.00	\$0.00
Dollar Bank 3-2-1	\$2,750.00	0	\$2,705.00	\$4,900.00
URA Soft-Second Mortgage	\$103,000.00	\$58,000.00	\$0.00	\$145,360.00
American Dream Grant	0	\$3,000.00	\$3,000.00	\$9,000.00
Bartko Foundation	0	\$4,095	\$0.00	\$0.00
Parkvale Savings Banks	0	\$20,000.00	\$0.00	\$0.00
East Liberty Development, Inc.	0	\$4,855.00	\$0.00	\$0.00
ACB Grant			\$2,312.00	\$0.00
Total	\$116,606.57	\$94,758.00	\$14,741.18	\$161,960.00
<u>Low Income Public Housing Buyers:</u>				
URA Soft-second Mortgage	\$1,039.62	0	0	92,000.00
State	\$3,000.00	0	0	0
Dollar Bank 3-2-1	\$3,300.00	0	0	0
Habitat for Humanity	\$0	\$1,350.00	0	0
Total	\$10,339.62	\$1,350.00	0	92,000.00
Grant Total Other Assistance:	\$126,946.19	\$96,108.00	\$14,741.18	\$253,960.00

	2014	2015
<u>Housing Choice Voucher Program Buyers:</u>		
Seller's assist	\$4,740.00	0
State	0	0
Dollar Bank 3-2-1	0	0
URA Soft-Second Mortgage	0	\$110,000
American Dream Grant	0	0
Bartko Foundation	0	0
Parkvale Savings Banks	0	0
East Liberty Development, Inc.	0	0
ACB Grant	0	0
Total	\$4,740.00	0
<u>Low Income Public Housing Buyers:</u>		
URA Soft-second Mortgage	0	\$38,000
State	0	0
Dollar Bank 3-2-1	0	0
Habitat for Humanity	0	0
Total	0	0
Grant Total Other Assistance:	0	\$148,000

Foreclosure Prevention: Only two homes have gone into foreclosure in our program's history, with well over 130 families supported to become homeowners in the last 10 years. The family refused multiple offers of assistance and the resources of the foreclosure prevention component of HACP's homeownership program.

Homeownership Soft-Second Mortgage Waiting List: This has not been established, as at no point have pre-approvals and closings combined approached our budgeted level.

HACP continued to see success with this program, with 11 families becoming homeowners in 2015. In addition, 38 new families continued to enroll in and complete the program, becoming prepared for future purchases HACP experienced an increase in home purchases in 2015 performing 10 percent above HACP's goal. In recent years, Pittsburgh has experienced steady growth and demand for housing resulting in increased rental costs. Many applicants were eager

to enter home ownership, as mortgage payments became comparable to the rising rental rates. HACP expects to experience continuous growth in the program 2016.

NOTE: Standard HUD Metrics were not utilized in the 2013 MTW Annual Plan. Therefore, the 2014 Benchmark is presented, and the 2013 outcome, where available.

HUD Standard Metrics - Cost Effectiveness - Homeownership				
Unit of Measurement	Baseline	2015 Benchmark	2014 Outcome	2015 Outcome
Number of recerts (reduced)	10/year	0	4	11
CE#1: Agency Cost Savings: Total cost of task in dollars (decrease) (recerts)	\$5,330.	0	\$6,650.12	TBD
CE#2: Staff Time Savings: Total time to complete the task in staff hours (decrease) recerts)	20	0	2,480	TBD
CE#4: Increase in Resources Leveraged: Amount of funds leveraged in dollars (increase)	0	\$35,000	\$4,740	TBD

HUD Standard Metrics - Housing Choice				
Unit of Measurement	Baseline	2015 Benchmark	2014 Outcome	2015 Outcome
HC#5: Number of households able to move to a better unit and/or neighborhood of opportunity	0	10	4	11
HC#6: Increase in Homeownership Opportunities: Number of households that purchased a home	0	10	4	11
HC#7: Households Assisted by Services that Increase Housing Choice: Number of households receiving services aimed at increasing housing choice	0	45	100	61

This activity is Authorized by Section B. 1. and D. 8 of Attachment C and Section B. 4. of Attachment D of the Moving To Work Agreement.

6. B. Homeownership Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only; expand eligibility to persons on the LIPH and HCV program waiting list; establish a Homeownership Soft-second mortgage waiting list.

Initially approved in 2010, the following provisions of the HACP homeownership program are unchanged for 2014:

- i. Provide soft-second mortgage financing for home purchases to eligible participants, calculated as follows: eligible monthly rental assistance x 12 months x 10 years, but in no case shall exceed \$32,000. The second mortgage is forgiven on a pro-rated basis over a ten year period.
- ii. Expand Homeownership Program eligibility to include persons on HACP's LIPH and Section 8 HCV waiting lists who have received a letter of eligibility for those programs from the HACP.
- iii. Establish a Homeownership Waiting List to assist in determining the order of eligibility for second mortgage Homeownership benefits.

This program continues successfully, reducing costs for the HACP, providing incentives for families to become self-sufficient homeowners, and expanding housing choices for eligible families. Program enrollment is steady, and as in prior years, only 2 foreclosures have taken place. Please see the program statistics under Section 4. A., above, for statistics, HUD Standard Metrics, and additional information on the results of this initiative.

This activity is Authorized by Section B. 1. and D. 8 of Attachment C and Section B. 4. of Attachment D of the Moving To Work Agreement.

7. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.

Originally approved in 2001, HACP's operation of the Housing Choice Voucher Program allows flexibility in the permitted rent burden (affordability) for new tenancies. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant portion of rent is used as a guideline, not a requirement. HACP continues to counsel families on the dangers of becoming overly rent burdened, however, a higher rent burden may be acceptable in some cases. This policy increases housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods.

While this is a long-standing HACP policy, HACP is continuing to pursue data sources in order to identify the percentage of families renting in non-impacted census tracts prior to the policy change to establish a baseline, and to compare this to the percentage of new leases approved in non-impacted census tracts. HACP will also assess the percentage of new leases utilizing the affordability exception. Initial data and calculation assessments determined additional work was needed to ensure accuracy, and this work is ongoing.

In 2015, 50 families took advantage of this option furthering their ability to move to a residence of their choice HACP expects more families to exercise this option in coming years as redevelopment continues throughout the City of Pittsburgh and market costs continue to steadily increase.

This activity is authorized in Section D. 2. C. of Attachment C and Section D. 1. b. of Attachment D of the Moving To Work agreement.

NOTE: Standard HUD Metrics were not utilized in the 2013 MTW Annual Plan. Therefore, the 2014 Benchmark is presented, and the 2013 outcome, where available.

HUD Standard Metrics – Housing Choice

Unit of Measurement	Baseline	2015 Benchmark	2013 Outcome	2014 Outcome	2015 Outcome
HC#1: Additional units made available: Number of new units made available to households at or below 80%AMI*	0	50	13	34	50
HC#5: Increase in Resident Mobility: Number of households able to move to a better unit and/or neighborhood of opportunity	0	50	13	34	50

* Note: Assumes the unit rented by a family at more than 40% of adjusted monthly income would not be affordable, and thus not available, to low income families.

8. Modified Payment Standard Approval.

Originally approved in 2004, HACP is authorized to establish Exception Payment Standards up to 120% of FMR without prior HUD approval. HACP has utilized this authority to establish Area Exception Payment Standards and to allow Exception Payment Standards as a Reasonable Accommodation for a person with disabilities. Allowing the Authority to conduct its own analysis and establish Exception Payment Standards reduces administrative burdens on both the HACP and HUD (as no HUD submission and approval is required) while expanding housing choices for participating families.

HACP does not currently have any Area Exception Payment Standards, having eliminated them in prior years due to budgetary constraints, but may re-establish such areas in future years.

HACP continues to allow an Exception Payment Standard of up to 120% of FMR as a reasonable accommodation for persons with disabilities and to increase housing choices for persons with disabilities.

In 2013, HACP received approval to establish an Exception Payment Standard for new or substantially renovated fully Accessible Units meeting the Requirements of the Uniform Federal Accessibility Standard (UFAS), up to 120% of FMR. This exception payment standard can be used by HACP in the Project Based Voucher Program or other rehabilitation or new construction initiatives to support the creation of additional UFAS accessible units.

This initiative will increase housing choices for low-income families who require the features of an accessible unit. Implementation of this initiative will increase the availability of affordable accessible units in desirable locations and environments, decreasing wait times and increasing the number of families who can reside in a unit that meets all of their accessibility needs. Most specifically, it will increase the number of fully accessible units (and families) supported by the Housing Choice Voucher (HCV) Program, and will increase the choices for low-income disabled families receiving assistance through the HCV program.

This authorization streamlines the process for approval of the exception payment standard to promote the creation of accessible units in the City of Pittsburgh. Based on the factors of Pittsburgh's topography and older housing stock, few fully accessible units exist outside of senior citizen high rise buildings. These factors also make conversion of existing units more difficult and costly, and make meeting the UFAS standards challenging even in new construction. Therefore, this exception payment standard provides an incentive for engagements of new construction and building renovations to include accessible units, and to cover the added costs associated with meeting those exacting standards.

In 2015, HACP constructed 20 UFAS units in Addison Redevelopment Phase I under this payment standard and few other families took advantage of this initiative, but those disabled families that did so had more choices in their search for an affordable home. Additional project based vouchers UFAS units are expected to be completed in 2016 are pending for Larimer Redevelopment and Phase II of Addison Redevelopment.

Modified Payment Standard - HUD Standard Metrics – Housing Choice

Measure	Baseline	2015 Benchmark	2014 Outcome	2015 Outcome
HC#1: Additional Units made available: Number of new units made available for households at or below 80% of AMI	0	8	6	20
HC#2: Units of Housing Preserved: Number of housing units preserved for households at or below 80% of AMI	0	0	0	0
HC#4: Displacement Prevention: Number of households at or below 80% AMI that would lose assistance or need to move	0	0	0	0
HC#5: Increase in Resident Mobility:				

Number of households able to move to a better unit and/or neighborhood of opportunity	0	8	6	20
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HACP Measure:

Measure	A. Baseline	B. Benchmarks	Outcome
New Housing Units Available	0	2014 – 4 2015 – 8 2016 – 13 Total: 25	6 20

This activity is authorized under Section D. 2. a. of Attachment C of the Moving To Work Agreement.

9. Use of Block Grant Funding Authority via the *Step Up To Market Financing Program* for Development, Redevelopment, and Modernization

In 2012, HACP proposed and HUD approved the Use of Single Fund Flexibility to support development and redevelopment via the *Step Up To Market Financing Program*.

Throughout its Moving To Work Program, HACP has utilized the block grant funding flexibility of the Moving To Work Program to generate funds to leverage development and redevelopment activities. These development and redevelopment activities are a key strategy in pursuit of the goal of repositioning HACP's housing stock. This strategy increases effectiveness of federal expenditures by leveraging other funding sources and increases housing choices for low-income families by providing a wider range of types and quality of housing.

For example, in 2010 HACP utilized \$7,672,994 generated from Housing Choice Voucher Subsidies and Low Income Public Housing Subsidies to support redevelopment of Garfield Heights, specifically Garfield Heights Phase III. This helped produce 23 LIPH units, 9 Tax Credit affordable units, and spurred additional investments that created 9 affordable market rate units. This leveraged \$7,291,363 in Low Income Housing Tax Credit Equity and \$200,000 in additional investments in the LIPH and Tax Credit units. Closing for Garfield Phase III occurred in 2010, and construction and lease up was completed in 2011.

These investments increase housing choice by creating brand new public housing and low income tax credit units, and are the catalyst for the creation of affordable market rate units available to low-income families. These new units provide a style and quality of housing for low-income families that are not widely available in the Pittsburgh housing market.

This activity is authorized by Section B. of Attachment C of the Moving To Work Agreement, with additional specific authorizations in Attachment C, Section B (1) and D. (7) and Attachment D, Section B (1) and Section D(1).

Closing on Addison Phase II and Larimer/East Liberty Phase I, including elements of the Step Up To Market financing program, occurred in late 2015. Section A below describes the overall authorities approved and Section B below describes the specific authorities utilized in 2015.

A. Description:

- HACP will expand its use of the Block grant authority authorized in the Moving To Work Agreement to leverage debt to fund public housing redevelopment and modernization. The goal is to address additional distressed properties in HACP's housing stock prior to the end of the current Moving To Work agreement. Specifically, HACP will identify properties for participation in the Step Up To Market Program and will utilize one or more strategies, subject to any required HUD approvals, including but not limited to, the following:
 - i. Project basing HACP units without competitive process
 - ii. Determining a percentage of units that may be project-based at a development up to 100% of units
 - iii. Project basing units at levels not to exceed 150% of the FMR as needed to ensure viability of identified redevelopment projects. Actual subsidy levels will be determined on a property-by-property basis, and will be subject to a rent reasonableness evaluation for the selected site, and a subsidy layering review by HUD. When units are HACP-owned, the rent reasonableness evaluation will be conducted by an independent third party.
 - iv. Extending Eligibility for project based units to families with incomes up to 80% of AMI.
 - v. Establishing criteria for expending funds for physical improvements on PBV units that differ from the requirements currently mandated in the 1937 Act and implementing regulations. Any such alternate criteria will be included in an MTW Plan or Amendment submission for approval prior to implementation.
 - vi. Establishing income targeting goals for the project based voucher program, and/or for specific project based voucher developments, that have a goal of promoting a broad range of incomes in project based developments.
 - vii. Other actions as determined to be necessary to fund development and/or modernization subject to any required HUD approvals. HACP will follow HUD protocol and submit mixed-finance development proposals to HUD's Office of Public Housing Investments for review and approval.

In 2015, HACP utilized elements of the Step Up To Market strategy for financing Addison Phase II and Larimer/East Liberty Phase I. HACP and its partners have identified the following strategies that will leverage Low Income Housing Tax Credits and capital contributions by the

HACP in order to complete the financing for the following projects: Addison Phase III, Larimer/East Liberty Phase II, Allegheny Dwellings Phase I, Northview Midrise, and Glen Hazel RAD.

1. Project basing HACP units without competitive process (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. a.. authorizing the HACP “to project-base Section 8 assistance at properties owned directly or indirectly by the agency that are not public housing, subject to HUD’s requirement regarding subsidy layering.”).
2. Determining a percentage of units that may be project based at a development, up to 100% of units. (As authorized under Attachment C. Section B. Part 1. b. vi. (authorizing the provision of HCV assistance or project-based assistance alone or in conjunction with other provide or public sources of assistance) and vii. (authorizing the use of MTW funds for the development of new units for people of low income); and Part 1. c. (authorizing these activities to be carried out by the Agency, of by an entity, agent, instrumentality of the agency or a partnership, grantee, contractor or other appropriate party or entity); Attachment C. Section D. 7. c. (authorizing the agency to adopt a reasonable policy for project basing Section 8 assistance) and Attachment D Section D. 1. c. (authorizing HACP to determine Property eligibility criteria)).
3. Extending Eligibility for project based units to families with incomes up to 80% of AMI. (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. (authorizing the agency to establish a project based voucher program) and Attachment D Section D. 1. a. (authorizing the agency to determine reasonable contract rents).
4. Acquiring units without prior HUD approval item needs to be added, with appropriate language, from MTW Plan amendment.

HACP submitted a full development proposal, including Rental Term Sheet, Pro Forms, Sources and Uses, schedules, Evidentiary documents, and other detailed project information to HUD’s Office of Public Housing Investments or other HUD office as directed for approval as part of the mixed finance approval process as per HUD’s protocol, and will ensure completion of a subsidy layering review. This process was completed and approved for Addison Phase II and Larimer/East Liberty Phase I in 2015

B. Relationship to Statutory Objectives

- This policy will expand housing choices for low and moderate income families by fostering the redevelopment of obsolete housing and replacing it with quality affordable housing including low income public housing units, and low income housing tax credit units; it will also provide expanded unit style options offering townhouses, as well as apartments where currently only walk-up apartments are available.
- This policy has the potential to improve the efficiency of federal expenditures by stabilizing the long term costs of operating and maintaining low-income housing properties, and leveraging other capital resources (low-income housing tax credits and private market debt, foundation grants, local government matching funds, etc.)

C. Anticipated Impacts

- This policy is expected to allow the redevelopment of obsolete properties to continue at a reasonable pace, resulting in improved living conditions and quality of life for residents, reduced costs for the HACP, increases in leveraged resources, improvement and investment in surrounding neighborhoods, reduced crime at redeveloped properties, increased housing choices for assisted families.

In 2015, HACP submitted a full development proposal to HUD for Addison Phase II and Larimer/East Liberty Phase I, as per standard protocols, utilizing several elements authorized by this initiative. Late in 2015 these were approved, utilizing several aspects of the Financing Program. Construction was completed on all Addison Phase I units in 2015, and is fully occupied.

In 2015, a low-income housing tax credit application was submitted and awarded for Addison Phase III. The Addison Phase II low-income housing tax credit application submitted in 2014 was awarded in 2015. HACP completed requests for proposals for PBV units for Addison Phase III through a noncompetitive process saving over \$9,000. Also in 2015, HACP engaged a firm to begin Master Planning services for the development of the new Northview Midrise, and has completed the Master Planning process for the redevelopment of Allegheny Dwellings which are expected to utilize elements of the Step Up To Market Financing Program.

Unit of Measurement	Baseline	2014 Outcome	2015 Outcome
CE#1: Agency Cost Savings: Total Cost of Task in dollars	0	9,354	9,354
CE#2: Staff Time Savings: Total time to complete task in staff hours	0	274.5	274.5
CE#4: Increase in Resources Leveraged: Amount of funds leveraged in dollars	0	0	\$20,000

*NOTE: Addison Phase II and Larimer/East Liberty Phase I closed in 2015. Tax credit equity of \$8,000,000 leveraged from Addison Phase II was awarded in 2015. Tax credit equity of \$12,000,000 from Larimer/East Liberty Phase I was awarded in 2015.

HUD Standard Metrics - Housing Choice

Unit of Measurement	Baseline	2014 Benchmark	2014 Outcome	2015 Benchmark	2015 Outcome
HC#1: Additional Units of Housing Made Available: Number of new units made available to households at or	0	164	118	n/a	50

below 80% AMI					
HC#5: Increase in Resident Mobility: Number of households able to move to a better unit and/or neighborhood of opportunity	0	164	118	n/a	50
HC#6: Increase in Homeownership Opportunities: Number of households that purchased a home	0	0	4	10	11

NOTE #1: Benchmarks listed above are for Addison Phase 1. Baselines and benchmarks were not yet established for Larimer Redevelopment.

This activity is authorized by the Moving To Work Agreement, Attachment C. Section B. 1 and Section D. 7., and Attachment D. Section B. 1. and Section D. 1. ;

B. Not Yet Implemented Activities

HACP does not currently have any approved but not yet implemented activities.

C. On-Hold Activities

HACP activities that could be considered as ‘on hold’ are actually subsets of implemented activities. They are as follows:

2. Exception Payment Standard Areas. Originally approved in 2004 as part of a larger approval on Exception payment standards, HACP suspended its Exception Payment Standard Area in 2007 in order to reduce costs and streamline administration. Depending on future funding, and changes to the local market, HACP may develop new exception payment standard areas to increase housing choices for voucher families. HACP does not currently have a plan or timeline for re-implementation due to uncertainties in near and long-term future funding.

D. Closed Out Activities

Since entering the Moving To Work Program in 2000, HACP has also instituted a number of Moving To Work initiatives that in 2014 no longer require specific Moving To Work Authority. Some of those initiatives are:

1. Establishment of Site Based Waiting Lists. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.
2. Establishment of a variety of local waiting list preferences, including a working/elderly/disabled preference and a special working preference for scattered site units. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.

3. Modified Rent Reasonableness Process. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.
4. Transition to Site Based Management and Asset Management, including Site Based Budgeting and Accounting. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.

Other Activities

Several activities that utilized Moving To Work Authority, but are not specified as specific initiatives waiving specific regulations, were previously included in the initiative section but no longer require that separate listing. They are as follows:

- Use of Block Grant Funding Authority to support Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.
 - Originally approved with the initial Moving To Work Program and expanded to include homeownership and resident service programs in subsequent years, HACP continues to use Moving To Work block grant funding to support its Moving To Work Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan, particularly Section V. on Sources and Uses of funds.
- Energy Performance Contracting
 - Under HACP's Moving To Work Agreement, HACP may enter into Energy Performance Contracts (EPC) without prior HUD approval. HACP will continue its current EPC, executed in 2008, to reduce costs and improve efficient use of federal funds.
 - HACP's current EPC included installation of water saving measures across the authority, installation of more energy efficient lighting throughout the authority, and installation of geo-thermal heating and cooling systems at select communities. It was completed in 2010, with final payments made in 2011. Monitoring and Verification work began in 2011, with the first full Monitoring and Verification report completed for the 2012 year. HACP's objectives include realizing substantial energy cost savings. HACP reports on the EPC in the MTW Annual Report.
- Establishment of a Local Asset Management Program.
 - In 2004, prior to HUD's adoption of a site based asset management approach to public housing operation and management, HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. Specific elements of HACP's Local Asset Management Program were approved in 2010, as described in the Appendix, Local Asset Management

Program. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

Annual MTW Report		
V.3.Report.Sources and Uses of MTW Funds		
A. MTW Report: Sources and Uses of MTW Funds		
Actual Sources and Uses of MTW Funding for the Fiscal Year		
PHAs shall submit their unaudited and audited information in the prescribed FDS format through the Financial Assessment System - PHA (FASPHA), or its successor system		
Describe the Activities that Used Only MTW Single Fund Flexibility		
<p>HACP had budgeted to utilize its single fund flexibility to direct funding from the HCVP and Low Income Public Housing programs to support the authority's Moving to Work initiatives and other activities. This included budgeting \$17,705,784 towards development, \$17,163,656 for modernization, protective services and resident services. During 2015 the Authority used \$17,910,174 from MTW Section 8 and \$1,422,291 from Public Housing . The MTW funds used to support the development deals at Northview Mid-Rise and Larimer came to \$8,080,784. The amount of \$3,038,882 was used to support the Energy Performance Contract, Extraordinary expenses and Administrative costs. Furthermore, \$3,089,693 was used to fund various modernization projects. Lastly, \$3,175,848 was spent on protective services and \$1,947,258 on resident services.</p>		
V.4.Report.Local Asset Management Plan		
B. MTW Report: Local Asset Management Plan		
Has the PHA allocated costs within statute during the plan year?	Yes	<input type="checkbox"/>
Has the PHA implemented a local asset management plan (LAMP)?	Yes	or <input type="checkbox"/>
<p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p>		
Has the PHA provided a LAMP in the appendix?	Yes	or <input type="checkbox"/>

V.5.Report.Unspent MTW Funds

C. MTW Report: Commitment of Unspent Funds

In the table below, provide planned commitments or obligations of unspent MTW funds at the end of the PHA's fiscal year.

Account	Planned Expenditure	Obligated Funds	Committed Funds
1499	Larimer Phase II Development	\$7,080,784	\$13,905,784
1499	Northview Mid-Rise Development	\$1,000,000	\$1,000,000
1499	Addison Phase III Development	\$0	\$2,800,000
1460	Authority Wide Modernization	\$3,018,344	\$11,179,065
1475	Authority Wide Vehicles	\$71,349	\$71,349
1430	Administrative Consulting Contract	\$238,642	\$540,260
4610	Extraordinary Maintenance	\$107,123	\$107,123
1408	Resident Services	\$1,947,258	\$1,984,591
1408	Protective Services	\$3,175,848	\$4,000,000
1460	Energy Performance Contract Principal	\$2,693,117	\$18,483,277
Total Obligated or Committed Funds:		\$19,332,465	\$54,071,449

Note: Written notice of a definition of MTW reserves will be forthcoming. Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.

Section VI. Administrative

A. Description of any HUD reviews, audits, or physical inspection issues that require action to address the issue.

- HACP takes appropriate action on any REAC identified Physical Condition issues.
- HACP had no other HUD reviews or audits requiring action by HACP at the end of 2014.

B. Results of PHA-directed evaluations of the demonstration.

- Please see Appendices IV and V for HACP directed third-party evaluations of HACP MTW Modified Rent Policy, and HACP Homeownership Program.

C. Certification that HACP has met the statutory requirements of the MTW Demonstration.

HACP hereby certifies that it has met the Statutory Requirements of 1) assuring that at least 75% of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served absent the demonstration; and 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

Section VII. Sources and Uses of Funding

A. B. C. Planned Sources and Uses of Funds (MTW, Non-MTW, State and Local)

Please see the charts at the end of this Chapter, which show sources and uses of MTW and non-MTW funds.

D. Deviations in Cost Allocation and Fee For Service Approach - Approach to Asset Management

In implementing its Moving To Work Initiatives, HACP's Local Asset Management Approach includes some deviations in cost allocation and fee for service approaches, as well as other variations to HUD asset management regulations. Because these all relate to accounting and sources and uses of funds, the information on HACP's Local Asset Management Program and Site Based Budgeting and Accounting is included in this section.

Approach to Asset Management

HACP followed HUD's guidelines and asset management requirements including AMP-based financial statements. HACP retained the HUD chart of accounts and the HUD crosswalk to the FDS. Under the local asset management program, HACP retained full authority to move its MTW funds and project cash flow among projects without limitation. The MTW single fund flexibility, after payment of all program expenses, was utilized to direct funds to the HACP development program, wherein HACP is worked to redevelop its aging housing stock.

HACP's plan is consistent with HUD's ongoing implementation of project based budgeting and financial management, and project-based management. Operations of HACP sites were coordinated and overseen by Property Managers on a daily basis, who oversaw the following management and maintenance tasks: maintenance work order completion, rent collection, leasing, community and resident relations, security, unit turnover, capital improvements planning, and other activities to efficiently operate the site. HACP Property Managers received support in conducting these activities from the Central Office departments, including operations, human resources, modernization, Resident Self-Sufficiency, Finance, and others.

HACP Property Managers developed and monitored property budgets with support from the HACP Finance staff. Budget training was held to support the budget development process. HACP continues to develop and utilize project-based budgets for all of its asset management projects (AMPs). Property managers have the ability to produce monthly income and expense statements and use these as tools to efficiently manage their properties. All direct costs were directly charged to the maximum extent possible to the AMPs.

HACP utilized a fee for Service and frontline methodology as outlined in 24 CFR 990 and in the HACP Operating Fund Rule binder, which describes the methodology used for allocating its expenses.

HACP 2015 Moving To Work Annual Report

New Initiatives and Deviations from General Part 990 Requirements

During FY2015 the authority undertook the following initiatives to improve the effectiveness and efficiency of the Authority:

- ❖ HACP maintained the spirit of the HUD site based asset management model. It retained the COCC and site based income and expenses in accordance with HUD guidelines, but eliminated inefficient accounting and/or reporting aspects that yielded little or no value from the staff time spent or the information produced.
- ❖ HACP established and maintained an MTW cost center that held all excess MTW funds not allocated to the sites or to the voucher program. This cost center and all activity therein was reported under the newly created Catalog of Federal Domestic Assistance number for the MTW cost center. This cost center also held some of the large balance sheet accounts of the authority as a whole. Most notably most of the banking and investment accounts were maintained within the MTW cost center.
- ❖ The MTW cost center essentially represented a mini HUD. All subsidy dollars were initially received and resided in the MTW cost center. Funding was allocated annually to sites based upon their budgetary needs as represented and approved in their annual budget request. Sites were monitored both as to their performance against the budgets and the corresponding budget matrix. They were also monitored based upon the required PUM subsidy required to operate the property. HACP maintained a budgeting and accounting system that gave each property sufficient funds to support annual operations, including all COCC fee and frontline charges. Actual revenues included those provided by HUD and allocated by HACP based on annual property-based budgets. As envisioned, all block grants were deposited into a single general ledger fund.
- ❖ Site balance sheet accounts were limited to site specific activity, such as fixed assets, tenant receivables, tenant security deposits, unrestricted net asset equity, which were generated by operating surpluses, and any resulting due to/due from balances. Some balance sheet items still reside in the MTW fund accounts, and include such things as workers compensation accrual, investments, A/P accruals, payroll accruals, payroll tax accruals, employee benefit accruals, Family Self-sufficiency escrow balances, etc. The goal of this approach was to minimize extraneous accounting, and reduce unnecessary administrative burden of performing monthly allocation entries for each, while maintaining fiscal integrity.
- ❖ All cash and investments remain in the MTW cost center during the year. Sites had a due to/due from relationship with the MTW cost center that represented cash until the authority performed its year-end accounting entries and allocated to each site a share of the cash and investments. This is a one-time entry each year for Financial Data Schedule presentation purposes and is immediately reversed on the first day of the next calendar year. This saves the authority the time and effort of breaking out the cash and investments monthly on the General Ledger.

HACP 2015 Moving To Work Annual Report

- ❖ All frontline charges and fees to the central office cost center were reflected on the property reports, as required. The MTW ledger did not pay fees directly to the COCC. As allowable under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments, were transferred from the MTW ledger or the projects to the COCC.
- ❖ The Energy Performance Contract accounting was broken out to the sites. This included all assets, liabilities, debt service costs, and cost savings.
- ❖ No inventory exists on the books at the sites. A just in time system has been implemented. This new inventory system has been operational and more efficient, both in time and expense.
- ❖ Central Operations staff, many of whom performed direct frontline services such as home ownership, self-sufficiency, and/or relocation, were frontlined appropriately to the low income public housing and/or Section 8 Housing Choice Voucher programs, as these costs are 100 percent low rent and/or Section 8.
- ❖ Actual Section 8 amounts needed for housing assistance payments and administrative costs were allotted to the Housing Choice Voucher program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings were not commingled with Section 8 operations, enhancing the budget transparency. Section 8 program managers have become more responsible for their budgets in the same manner as public housing site managers.
- ❖ Information Technology costs were directly charged to the programs benefiting from them, e.g. the LIPH module cost was directly charged to AMPs; all indirect IT costs were charged to all cost centers based on a "per workstation" charge rather than a Fee for Service basis. This allowed for equitable allocation of the expense while saving time and effort on allocating out each invoice at the time of payment.
- ❖ MTW initiative funded work, such as contributions to the HACP development program, also funded a 10 percent administration budget. This is done in order to adequately and commensurately fund the administrative work to support the MTW initiatives. The authority used MTW initiative flexibility to fund various modernization projects during FY 2015. For each modernization invoice a 10 percent fee was paid to the COCC.

HACP 2015 Moving To Work Annual Report

Flexible use of Phase in of Management Fees –

As a component of its local asset management plan, the Housing Authority of the City of Pittsburgh elected to make use of phase-in management fees for 2010 and beyond. The HUD prescribed management fees for the HACP are \$57.17 PUM. HACP proposed and received approval on the following phase-in schedule and approach:

Schedule of Phased-in Management Fees for HACP –

2008 (Initial Year of Project Based Accounting)	\$91.94
2009 (Year 2)	\$84.99
2010 (Year 3)	\$78.03
2011 (Year 4 and beyond)	\$78.03

The above numbers reflect 2011 dollars.

HACP has diligently worked to reduce its staffing and expenditure levels and reduce unnecessary COCC costs; it continues to do so, in an effort to cut costs further, in order to comply with the COCC cost provisions of the operating fund rule. It is also working to increase its management fee revenues in the COCC, through aggressive, and we believe, achievable, development and lease up efforts in both the public housing and leased housing programs. As such, HACP is continuing to lock in at current level phase in fees as approved in the 2015 Annual Plan. HACP, as indicated above, has made cuts to its COCC staffing, in virtually every department. It has reduced staff, reduced contractors, cut administration, and made substantial budget cuts to move toward compliance with the fee revenue requirements. Nevertheless, we are not yet able to meet the PUM fee revenue target until we grow our portfolio size. Fortunately, a major component of the HACP strategic plan is to grow its public housing occupancy, both through mixed finance development and management, as well as in house management, so as to better serve our low income community and to recapture some of the fees lost to demolition. This requires central office staff, talent and expense. To make this plan work, i.e. to assist in the redevelopment of the public housing portfolio, we will need the continued benefit of the locked in level of phase in management fees.

As further support for this fee lock, we should note that HACP has historically had above normal central office costs driven by an exceedingly high degree of unionization. HACP has over a half dozen different collective bargaining units; this has driven up costs in all COCC departments, especially in Human Resources and Legal. In addition, HACP is governed by City laws that require City residency for all its employees. This has driven up the cost to attract and retain qualified people throughout the agency. This is especially the case in the high cost COCC areas, where HACP has had to pay more to attract the necessary talent to perform these critical functions.

The phase in fee flexibility, coupled with HACP's planned growth in public housing occupancy and increases in voucher utilization, will enable HACP's COCC to become sustainable in the

long term and fully compliant with the operating fund rule. It should also be noted that this fee flexibility will come from HACP's MTW funds, and will require no additional HUD funding. This flexibility is the essence of the MTW program, and will go a long way towards enabling HACP to successfully undertake and complete its aggressive portfolio restructuring efforts.

E. Use of Single Fund Flexibility

HACP had budgeted to utilize its single fund flexibility to direct funding from the HCVP and Low Income Public Housing programs to support the authority's Moving to Work initiatives and other activities. This included budgeting \$17,705,784 towards development, \$17,163,656 for modernization, protective services and resident services. During 2015 the Authority used \$17,910,174 from MTW Section 8 and \$1,422,291 from Public Housing. The MTW funds used to support the development deals at Northview Mid-Rise and Larimer came to \$8,080,784. The amount of \$3,038,882 was used to support the Energy Performance Contract, Extraordinary expenses and Administrative costs. Furthermore, \$3,089,693 was used to fund various modernization projects. Lastly, \$3,175,848 was spent on protective services and \$1,947,258 on resident services.

Table A-1 – Unit Sizes of Households Served, Jan. 1, 2014 - Jan. 1, 2016**Public Housing**

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16
Family	818	778	821	964	831	822	856	796	785	190	190	194	31	28	31	2859	2623	2653
Elderly	838	829	779	249	229	215	92	92	80	16	15	14	2	2	2	1197	1167	1090
Total	1656	1607	1600	1213	1060	1037	948	888	865	206	205	208	33	30	33	4056	3790	3743

HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16
Family	1181	1117	1285	1583	1572	1680	1284	1288	1331	248	239	228	49	51	45	4345	4267	4569
Elderly	510	528	530	158	163	150	41	44	35	5	6	5	1	1	1	715	742	721
Total	1691	1645	1815	1741	1735	1830	1325	1332	1366	253	245	233	50	52	46	5060	5009**	5290

Total Public Housing and HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16	1/14	1/15	1/16
Family	1999	1895	2106	2547	2403	2502	2140	2084	2116	438	429	422	80	79	76	7204	6890	7222
Elderly	1348	1357	1309	407	392	365	133	136	115	21	21	19	3	3	3	1912	1909	1811
Total	3347	3252	3415	2954	2795	2867	2273	2220	2231	459	450	441	83	82	79	9116	8799**	9033

HACP - LIPH and Section 8 Occupancy 01/01/01 to 01/01/16

	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	1/1/2010	1/1/2011	1/1/2012	1/1/2013	1/1/2014	1/1/2015	1/1/2016
LIPH Family	3813	3489	3612	3573	3437	3280	3135	3017	2919	2879	2934	2766	2823	2859	2623	2653
LIPH Elderly	1433	1355	1313	1248	1219	1218	1269	1211	1195	1132	1100	1205	1182	1197	1167	1090
HCV Family	3440	3891	3973	4496	4786	6076	5649	4954	4651	4463	4538	4739	4431	4345	4267	4569
HCV Elderly	459	472	555	581	560	592	588	609	596	600	672	691	711	715	742	721
Totals	9145	9207	9453	9898	10002	11166	10641	9791	9361	9092	9244	9401	9147	9116*	8799**	9033

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/02, 1/1/03, 1/1/04, 1/1/05, 1/1/06, 1/1/07, 1/1/08, 1/1/09, 1/1/10, 1/1/11, 1/1/12, 1/1/13, 1/1/14, 1/1/15, 1/1/16

* 187 HCV Port - Outs Are Not Included Within These Totals Due to Unavailable Bedroom Sizes

** 289 HCV Port - Outs Are Not Included Within These Totals Due to Unavailable Bedroom Sizes.

Table A -2 – Income of Households Served, Jan. 1, 2014 - Jan. 1, 2015- Jan. 1, 2016

Public Housing

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Number	3022	2858	2833	701	621	590	257	239	258	76	72	62	4056	3790	3743
Percent	75%	75%	75%	17%	16%	15%	6%	6%	7%	2%	2%	2%	100%	100%	100%

HCV (Section 8)

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Totals		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Number	3895	4344	4677	986	813	914	173	139	179	6	2	11	5060	5298	5781
Percent	77%	82%	81%	19%	15%	16%	3%	3%	3%	0%	0%	0%	100%	100%	100%

Total Public Housing and HCV (Section 8)

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Totals		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Number	6917	7202	7510	1687	1434	1504	430	378	437	82	74	73	9116	9088	9524
Percent	76%	79%	79%	19%	16%	16%	5%	4%	5%	0%	0%	0%	100%	100%	100%

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/13, 1/1/14, 1/1/15, 1/1/16

Table A-3 – Pittsburgh Area (Allegheny County) Median Family Income Levels by Family Size - 2015

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% of Median	\$14,600	\$16,700	\$20,090	\$24,250	\$28,410	\$32,570
50% of Median	\$24,350	\$27,800	\$31,300	\$34,750	\$37,550	\$40,350
80% of Median	\$38,950	\$44,500	\$50,050	\$55,600	\$60,050	\$64,500
HUD Metro FMR Area: Median Income \$69,700						

Table A-4– Race / Ethnicity of Households Served, Jan. 1, 2001 - Jan. 1, 2015 - Jan. 1, 2016**Public Housing**

	Black			White			Hispanic			Asian			Other			Total		
	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16
Family	3636	2394	2398	165	190	203	2	30	36	2	5	7	8	4	9	3813	2623	2653
Elderly	1008	990	930	399	159	144	22	15	13	1	2	13	3	1	2	1433	1167	1090
Total	4644	3384	3328	564	349	347	24	45	49	3	7	20	11	5	11	5246	3790	3743

HCV (Section 8)

	Black			White			Hispanic			Asian			Other			Total		
	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16
Family	2336	3706	4131	800	771	813	7	40	53	3	14	13	294	12	27	3440	4543	5037
Elderly	183	502	514	265	236	212	2	7	6	1	6	6	8	4	7	459	755	744
Total	2519	4208	4645	1065	1007	1025	9	47	59	4	20	19	302	16	34	3899	5298	5781

Total Public Housing and HCV (Section 8)

	Black			White			Hispanic			Asian			Other			Total		
	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16	1/1/01	1/1/15	1/1/16
Family	5972	6100	6529	965	961	1016	9	70	89	5	19	20	302	16	36	7253	7166	7690
Elderly	1191	1492	1444	664	395	356	24	22	19	2	8	19	11	5	9	1892	1922	1847
Total	7163	7592	7973	1629	1356	1372	33	92	108	7	27	39	313	21	45	9145	9088	9537

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/15, 1/1/16

Table A-5 – Unit Sizes Of Households Containing Disabled Residents – January 1, 2014 - January 1, 2015- January 1, 2016**Public Housing**

	Eff / 1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Family	603	588	628	249	223	241	221	215	221	47	51	49	6	6	9	1126	1083	1148
Elderly	635	515	479	94	158	151	18	59	52	6	9	8	0	1	1	753	742	691
Total	1238	1103	1107	343	381	392	239	274	273	53	60	57	6	7	10	1879	1825	1839

HCV (Section 8)

	Eff / 1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Family	813	773	864	477	462	453	248	247	238	59	56	55	6	6	6	1603	1544	1616
Elderly	398	414	408	135	138	121	34	33	25	3	5	4	1	1	1	571	591	559
Total	1211	1187	1272	612	600	574	282	280	263	62	61	59	7	7	7	2174	2135*	2175

Total Public Housing and HCV (Section 8)

	Eff / 1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Family	1416	1361	1492	726	685	694	469	462	459	106	107	104	12	12	15	2729	2627	2764
Elderly	1033	929	887	229	296	272	52	92	77	9	14	12	1	2	2	1324	1333	1250
Total	2449	2290	2379	955	981	966	521	554	536	115	121	116	13	14	17	4053	3960	4014

Source: HACP MIS rent roll profile of 01/1/12, 01/01/14, 01/01/15, 01/01/16

The HACP uses the definitions of disabilities used by the Social Security Administration. All households counted in Table A-5 are public housing or HCV (Section 8) households in which the leaseholder has a verified SSI disability lowering rent payments. Members of the family with disabilities who are not the designated head of household are not included.

* Port-Outs Do Not Contain Bedroom Size

Table A-6– Race / Ethnicity of Disabled Households Served - Jan. 1, 2014, Jan. 1, 2015, Jan. 1, 2016**Public Housing Disabled Households**

	Black			White			Hispanic			Asian			Other			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Elderly	633	625	590	101	101	87	14	13	11	3	2	11	2	1	2	753	742	691
Family	938	925	975	170	143	150	15	12	16	1	2	3	2	1	4	1126	1083	1148
Total	1571	1550	1565	271	244	237	29	25	27	4	4	14	4	2	6	1879	1825	1839

HCV (Section 8) Disabled Households

	Black			White			Hispanic			Asian			Other			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Elderly	367	397	395	193	192	171	4	5	4	5	3	4	2	4	6	571	601	578
Family	1148	1166	1279	422	431	460	11	11	12	7	6	5	15	7	10	1603	1621	1766
Total	1515	1563	1674	615	623	631	15	16	16	12	9	9	17	11	16	2174	2222	2344

Total Race / Ethnicity of Disabled Households Served - Jan. 1, 2006

	Black			White			Hispanic			Asian			Other			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Elderly	1000	1022	985	294	293	258	18	18	15	8	5	15	4	5	8	1324	1343	1269
Family	2086	2091	2254	592	574	610	26	23	28	8	8	8	17	8	14	2729	2704	2914
Total	3086	3113	3239	886	867	868	44	41	43	16	13	23	21	13	22	4053	4047	4183

Source: HACP MIS archived rent roll profile of 1/1/13, 1/1/14, 1/1/15, 1/1/16

Note: A Disabled Household is a public housing or HCV (Section 8) household in which the leaseholder has a verified SSI disability lowering rent payments. Disabled members of the family who are not the designated head of household are not included.

Table A-7– Income of Disabled Households Served – Jan. 1, 2014 - Jan. 1, 2015- Jan. 1, 2016**Public Housing Disabled Households**

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Number	1510	1512	1519	283	240	239	75	69	74	11	4	7	1879	1825	1839
Percent	80%	83%	83%	15%	13%	13%	4%	4%	4%	1%	0%	0%	100%	100%	100%

HCV (Section 8) Disabled Households

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Number	1801	1926	2031	340	268	291	29	18	22	4	10	0	2174	2222	2344
Percent	83%	87%	87%	16%	12%	12%	1%	1%	1%	0%	0%	0%	100%	100%	100%

Total Income (Public Housing and Section 8) of Disabled Households Served - Jan. 1, 2013 - Jan. 1, 2014 - Jan. 1, 2015

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16	1/1/14	1/1/15	1/1/16
Number	3311	3438	3550	623	508	530	104	87	96	15	14	7	4053	4047	4183
Percent	82%	85%	85%	15%	13%	13%	3%	2%	2%	0%	0%	0%	100%	100%	100%

Note: A Disabled Household is a public housing or HCV (Section 8) household in which the leaseholder has a verified SSI disability lowering rent payments. Disabled members of the family who are not the designated head of household are not included.

Housing Authority of the City of Pittsburgh

Energy Cost Avoidance Report

Energy Guarantee

September 2014 through August 2015



Helping customers manage energy resources to improve financial performance

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Program Overview

Measurement & Verification Services

Honeywell is pleased to provide this comprehensive report of your energy consumption. This report was processed using an industry-standard program based on proven and accepted engineering formulas for energy conservation and analysis.

Service Contract Number: 565-89-52029

Baseline Period: Calendar Yrs. 2004, 2005 & 2006

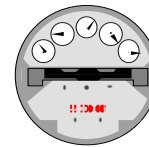
Guarantee Period: September 2011 - August 2023

Guarantee Term: 12 Years

Report Preparation By: Honeywell Energy Analysis Team
Contact: Charlie Hanna, MVS
Karen Westlick, EA



Meters Included in Report

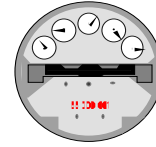


Buildings	Electric Acct #	Gas Acct #	Water Acct #
Addison Terrace		2-0000-481-2216 2-0000-387-0074	201881 201882 201883
Bedford Dwellings		0900608-210691 4578803-274077	
Arlington Heights	4000-004-642-001	0900608-196578	201494
Allegheny Dwellings		0900608-169042 0900608-315595 0900608-422918	201662 201663
Northview Heights & High Rise	9000-001-979-001	0900608-116176	201693 201694
Hamilton-Larimer		0900608-421814	202112
Pennsylvania-Bidwell		0900608-280359	125461
Pressley Street		0900608-210020	137061 137062

Program Overview



Meters Included in Report



Buildings

Homewood North

Electric Acct

1000-538-716-001
2000-541-678-001
3000-538-693-001
4000-537-155-001
4000-538-691-001
5000-537-153-001
5000-538-717-001
5000-541-792-001
5000-542-549-001
6000-538-715-001
6001-055-907-001
7000-538-694-001
7000-541-679-001
8000-538-692-001
8000-538-736-001
8000-542-550-001
9000-537-154-001
9000-541-793-001
000-537-152-001
0000-538-718-001

Gas Acct

0900608-120956
0900608-137716
0900608-146749
0900608-183554
0900608-374664
2-0000-442-1893

Water Acct

165740
165741
211622
215886
215887
215888
1021-980
885-852
93033-88568
93035-88570
93037-88572
93817-980

Murray Towers

Mazza Pavillon (Brookline)

2-0000-387-03414
0900608-307611

190254
261244
24-0733625-0
24-0750368-5

Caliguiri Plaza (Allentown)

Morse Gardens

0900608-410310
0900608-200444

201368
102365
103336

D.A.P. Carrick Regency

0900608-389302

255656
24-0704817-8
24-0750415-4

Gualtieri Manor

1009-2775-001-7

281276
24-0725936-1

Finello Pavillion

2-0000-382-5003

Retrofit Highlights

- Lighting
- Water Conservation (showers, faucet aerators, toilets)
- Refrigerators
- Building Envelope
- Roofs and Insulation (attics)
- Limiting Thermostats
- Geothermal Heat Pump Systems
- New Boilers
- Adjust CFMs and New Ventilation Units
- Radiator Control Valves
- Ventilation Unit Heat Recovery
- Insulate Make up Air Ducts

Determination of Energy Savings

Theory of Energy Management

Energy conservation measures (ECM) include the installation of equipment or systems for the purpose of reducing energy use and/or costs. The cost of ECM implementation is recovered through the savings created by the ECM. The Federal Energy Management Program (F.E.M.P) of the U.S. Department of Energy and its Measurement and Verification Guidelines for Federal Energy Projects classify measurement and verification approaches as Options A, B, C, and D. The F.E.M.P. Guideline is based on the International Performance Measurement and Verification Protocol (I.P.M.V.P.).

Option A: Verification techniques determine savings by measuring the performance of a system before and after a retrofit, either through physical measurement or the use of manufacturer data, and multiplying the difference by an agreed-upon or stipulated factor, such as hours of operation.

Option B: Verification techniques are designed for projects where long-term continuous measurement of performance is desired. Metering is conducted on an individual system level, and the measured performance is compared with a baseline to determine savings.

Option C: Verification techniques involve utility whole building meter analysis, reviewing overall energy use, and identifying the effects of energy projects on a facility. Energy use before and after a retrofit project is compared to determine savings.

Option D: Computer models are developed that use calibrated simulations of baseline and post-installation energy use to measure savings.

Methodology

Scope of Work

The following page details each ECM and the IPMVP methodology used

ECM	ECM Description	Post-Installation Option	Performance Period Option
1,2	Lighting	B (measured sample set)	A
6	Refrigerators	B (measured sample set)	A
10,11	Water Conservation (showers, faucet aerators, toilets)	B (measured sample set)	A (electric), A (gas & water at Mazza Pavilion) C (gas and water for remaining sites)
16	Building Envelope	A (visual inspection)	A for cooling, C for gas heating
18	Roofs and Insulation (attics)	A (visual inspection)	A for cooling, C for gas heating,
21	Limiting Thermostats	A (visual inspection)	A (tenant paid allowance sites), C (gas at frozen base sites)
26	Geothermal Heat Pump Systems	A (visual inspection)	C (electric and gas)
27	New Boilers	A (visual inspection)	C (gas)
29,30	Adjust CFMs and New Ventilation Units	A (visual inspection)	A (electric), C (gas)
31	Radiator Control Valves	A (visual inspection)	C (gas)
32	Ventilation Unit Heat Recovery	A (visual inspection)	A for electric, C for gas
37	Insulate Make up Air Ducts	A (visual inspection)	A (electric), C (gas)

Annual Guarantee Amount

The guarantee table below reflects Honeywell's annual guarantee, which will provide the housing authority the amount needed to cover the principal amount to be paid to a financial institution, the interest amount to be paid to a financial institution, and on-going M&V costs to be paid to Honeywell, for each performance year. The total shown is the cost of the project over the 12-year term.

Escalation Over Term		Savings					Amortization			P+I+Service = Honeywell Guarantee	Savings % Guaranteed by HW
		Energy	RBY	Total	M&V	Total	Interest	Principal	Balance		
		16.3%	0.0%		3.0%						
0	Year 1	\$ 2,584,170	\$ -	\$ 2,584,170	\$ 72,342	\$ 72,342	\$ 1,191,039.78	\$ 1,320,788.22	\$ 25,171,724.12	\$ 2,584,170	92.59%
1	Year 2	\$ 2,653,236	\$ -	\$ 2,653,236	\$ 74,512	\$ 74,512	\$ 1,127,557.67	\$ 1,451,158.33	\$ 23,720,565.79	\$ 2,653,228	92.59%
2	Year 3	\$ 2,724,373	\$ -	\$ 2,724,373	\$ 76,747	\$ 76,747	\$ 1,057,907.42	\$ 1,589,712.58	\$ 22,130,853.21	\$ 2,724,367	92.59%
3	Year 4	\$ 2,797,645	\$ -	\$ 2,797,645	\$ 79,049	\$ 79,049	\$ 981,703.48	\$ 1,736,884.52	\$ 20,393,968.70	\$ 2,797,637	92.59%
4	Year 5	\$ 2,873,114	\$ -	\$ 2,873,114	\$ 81,420	\$ 81,420	\$ 898,539.46	\$ 1,893,152.54	\$ 18,500,816.15	\$ 2,873,112	92.59%
5	Year 6	\$ 2,950,848	\$ -	\$ 2,950,848	\$ 83,863	\$ 83,863	\$ 807,986.95	\$ 2,058,993.05	\$ 16,441,823.10	\$ 2,950,843	92.59%
6	Year 7	\$ 3,030,913	\$ -	\$ 3,030,913	\$ 86,379	\$ 86,379	\$ 709,594.70	\$ 2,234,929.30	\$ 14,206,893.80	\$ 3,030,903	92.59%
7	Year 8	\$ 3,113,381	\$ -	\$ 3,113,381	\$ 88,970	\$ 88,970	\$ 602,886.58	\$ 2,421,521.42	\$ 11,785,372.38	\$ 3,113,378	92.59%
8	Year 9	\$ 3,198,323	\$ -	\$ 3,198,323	\$ 91,639	\$ 91,639	\$ 487,360.92	\$ 2,619,319.08	\$ 9,166,053.30	\$ 3,198,319	92.59%
9	Year 10	\$ 3,285,813	\$ -	\$ 3,285,813	\$ 94,388	\$ 94,388	\$ 362,489.49	\$ 2,828,934.51	\$ 6,337,118.79	\$ 3,285,812	92.59%
10	Year 11	\$ 3,375,927	\$ -	\$ 3,375,927	\$ 97,220	\$ 97,220	\$ 227,715.76	\$ 3,050,984.24	\$ 3,286,134.55	\$ 3,375,920	92.59%
11	Year 12	\$ 3,468,745	\$ -	\$ 3,468,745	\$ 100,137	\$ 100,137	\$ 82,453.50	\$ 3,286,134.55	\$ -	\$ 3,468,725	92.58%
Total		\$36,056,488	\$ -	\$ 36,056,488	\$ 1,026,666	\$1,026,666	\$ 8,537,235.70	\$ 26,492,512.34		\$ 36,056,414	92.59%

Cost Avoidance Summary

Year 4 Savings

Option A Cost Avoidance	\$	372,745
Option C Cost Avoidance	\$	2,141,528
Adjustments	\$	531,909
Total Year 4 Savings	\$	3,046,182

Year 4 Savings

Year 4 Debt Service	\$	2,718,588
Year 4 M&V Service Cost	\$	79,049
Total Year 4 Energy Guarantee	\$	2,797,637

Net Results **\$ 248,545**

Percent of Plan 109%

Cumulative Results

TIME PERIOD		COST AVOIDANCE	ANNUAL GUARANTEE	AMOUNT RECONSOILED	NET RESULTS
Year 1	9/11 - 8/12	\$ 2,568,363	\$ 2,584,170	\$ 15,807	\$ -
Year 2	9/12 - 8/13	\$ 3,038,527	\$ 2,653,228		\$ 385,299
Year 3	9/13 - 8/14	\$ 3,151,588	\$ 2,724,367		\$ 427,221
Year 4	9/14 - 8/15	\$ 3,046,182	\$ 2,797,637		\$ 248,545
TOTAL		\$ 11,804,660	\$ 10,759,402	\$ 15,807	\$ 1,076,872

Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings				Yearly Savings		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
1	PA 1-01	Addison Terrace	Retrofit Tenant Area Lighting	Building being rehabilitated						
1	PA 1-01	Addison Terrace	Retrofit Common Area Lighting							
1	PA 1-01	Addison Terrace	High Efficiency Refrigerators							
1	PA 1-01	Addison Terrace	Building Envelope							
1	PA 1-01	Addison Terrace	Option C Savings							

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	0	\$0	0	\$0	0	\$0	\$0

2	PA 1-02	Bedford Dwellings	Retrofit Tenant Area Lighting	380,228	\$43,270		\$0		\$0	\$43,270
2	PA 1-02	Bedford Dwellings	Retrofit Common Area Lighting	106,355	\$12,103		\$0		\$0	\$12,103
2	PA 1-02	Bedford Dwellings	High Efficiency Refrigerators	28,516	\$3,245		\$0		\$0	\$3,245
2	PA 1-02	Bedford Dwellings	Building Envelope	3,075	\$350		\$0		\$0	\$350
2	PA 1-02	Bedford Dwellings	Option C Savings			19,802	\$429,957		\$0	\$429,957

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	518,174	\$58,968	19,802	\$429,957		\$0	\$488,925

3	PA 1-04	Arlington Heights	Option C Savings	675,017	\$76,849	8,091	\$175,680	9,248	\$93,679	\$346,208

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	675,017	\$76,849	8,091	\$175,680	9,248	\$93,679	\$346,208

4	PA 1-05	Allegheny Dwellings	Retrofit Tenant Area Lighting	295,457	\$33,623		\$0		\$0	\$33,623
4	PA 1-05	Allegheny Dwellings	Retrofit Common Area Lighting	31,790	\$3,618		\$0		\$0	\$3,618
4	PA 1-05	Allegheny Dwellings	High Efficiency Refrigerators	14,062	\$1,600		\$0		\$0	\$1,600
4	PA 1-05	Allegheny Dwellings	Water Conservations	222,931	\$25,370		\$0		\$0	\$25,370
4	PA 1-05	Allegheny Dwellings	Building Envelope	7,255	\$826		\$0		\$0	\$826
4	PA 1-05	Allegheny Dwellings	Option C Savings			1,673	\$36,324	2,852	\$28,890	\$65,214

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	571,495	\$65,036	1,673	\$36,324	2,852	\$28,890	\$130,250

Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings				Yearly Savings		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
5	PA 1-09	Northview Heights	Option C Savings	(2,998,454)	(\$341,374)	42,005	\$912,049	(15,611)	(\$158,133)	\$412,542

Rate Applied
Totals: (2,998,454) (\$341,374) 42,005 \$912,049 (15,611) (\$158,133) \$412,542

7	PA 1-11	Hamilton-Larimer	Retrofit Tenant Area Lighting	41,936	\$4,772		\$0		\$0	\$4,772
7	PA 1-11	Hamilton-Larimer	Retrofit Common Area Lighting	32,079	\$3,651		\$0		\$0	\$3,651
7	PA 1-11	Hamilton-Larimer	High Efficiency Refrigerators	19,494	\$2,218		\$0		\$0	\$2,218
7	PA 1-11	Hamilton-Larimer	Option C Savings	0	\$0	-345	-\$7,486	-2,899	-\$29,369	-\$36,855

Rate Applied
Totals: 93,509 \$10,641 -345 -\$7,486 -2,899 -\$29,369 -\$26,213

8	PA 1-15	Pennsylvania-Bidwell	Retrofit Tenant Area Lighting	84,959	\$9,668		\$0		\$0	\$9,668
8	PA 1-15	Pennsylvania-Bidwell	Retrofit Common Area Lighting	15,929	\$1,813		\$0		\$0	\$1,813
8	PA 1-15	Pennsylvania-Bidwell	Building Envelope	3,688	\$420		\$0		\$0	\$420
8	PA 1-15	Pennsylvania-Bidwell	Option C Savings	0	\$0	2,925	\$63,519	2,197	\$22,257	\$85,776

Rate Applied
Totals: 104,576 \$11,901 2,925 \$63,519 2,197 \$22,257 \$97,677

9	PA 1-17	Pressley Street	Retrofit Tenant Area Lighting	68,020	\$7,741		\$0		\$0	\$7,741
9	PA 1-17	Pressley Street	Retrofit Common Area Lighting	278,784	\$31,726		\$0		\$0	\$31,726
9	PA 1-17	Pressley Street	Building Envelope	4,321	\$492		\$0		\$0	\$492
9	PA 1-17	Pressley Street	Option C Savings	0	\$0	-486	-\$10,554	1,247	\$12,632	\$2,077

Rate Applied
Totals: 351,125 \$39,958 -486 -\$10,554 1,247 \$12,632 \$42,035

10	PA 1-20	Homewood North	Option C Savings	(639,884)	(\$72,819)	25,564	\$555,082	15,545	\$157,465	\$639,728

Rate Applied
Totals: (639,884) (\$72,819) 25,564 \$555,082 15,545 \$157,465 \$639,728

Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings				Yearly Savings		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
11	PA 1-31	Murray Towers	Retrofit Tenant Area Lighting	46,433	\$5,284		\$0		\$0	\$5,284
11	PA 1-31	Murray Towers	Retrofit Common Area Lighting	67,034	\$7,628		\$0		\$0	\$7,628
11	PA 1-31	Murray Towers	Building Envelope	674	\$77		\$0		\$0	\$77
11	PA 1-31	Murray Towers	Roof Replacement with Added Insulation	146	\$17		\$0		\$0	\$17
11	PA 1-31	Murray Towers	New Ventilation Unit	13,243	\$1,507		\$0		\$0	\$1,507
11	PA 1-31	Murray Towers	New Ventilation Unit	3,842	\$437		\$0		\$0	\$437
11	PA 1-31	Murray Towers	Insulated Duct	212	\$24		\$0		\$0	\$24
11	PA 1-31	Murray Towers	Option C Savings	0	\$0	5,033	109,276	2,433	24,645	\$133,921

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	131,585	\$14,974	5,033	\$109,276	2,433	\$24,645	\$148,895

12	PA 1-32	Glen Hazel Family	Retrofit Tenant Area Lighting	153,182	\$17,432		\$0		\$0	\$17,432
12	PA 1-32	Glen Hazel Family	Retrofit Common Area Lighting	0	\$0		\$0		\$0	\$0
12	PA 1-32	Glen Hazel Family	High Efficiency Refrigerators	34,071	\$3,877		\$0		\$0	\$3,877
12	PA 1-32	Glen Hazel Family	Water Conservations	0	\$0	840	\$17,700	1,797	\$17,670	\$35,369
12	PA 1-32	Glen Hazel Family	Limiting Thermostats	0	\$0	2,294	\$48,348			\$48,348

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	187,253	\$21,309	3,133	\$66,048	1,797	\$17,670	\$105,027

13	PA 1-40	Mazza Pavilion	Retrofit Tenant Area Lighting	Building was rehabilitated						
13	PA 1-40	Mazza Pavilion	Retrofit Common Area Lighting							
13	PA 1-40	Mazza Pavilion	Building Envelope							
13	PA 1-40	Mazza Pavilion	Option C Savings							

Rate Applied		\$0.11		\$21.08		\$9.83	
Totals:	0	\$0	0	\$0	0	0	\$0

Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings				Yearly Savings		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
14	PA 1-41	Caluguiri Plaza	Retrofit Tenant Area Lighting	53,296	\$6,065		\$0		\$0	\$6,065
14	PA 1-41	Caluguiri Plaza	Retrofit Common Area Lighting	30,311	\$3,449		\$0		\$0	\$3,449
14	PA 1-41	Caluguiri Plaza	Building Envelope	1,161	\$132		\$0		\$0	\$132
14	PA 1-41	Caluguiri Plaza	Limiting Thermostats	30,433	\$3,463		\$0		\$0	\$3,463
14	PA 1-41	Caluguiri Plaza	Option C Savings	0	\$0	1,988	\$43,155	-327	-\$3,312	\$39,843

Rate Applied
Totals: 115,201 \$0.11 \$13,110 1,988 \$21.08 \$43,155 -327 \$9.83 -\$3,312 \$52,953

15	PA 1-44	Finello Pavilion	Retrofit Tenant Area Lighting	24,773	\$2,819		\$0		\$0	\$2,819
15	PA 1-44	Finello Pavilion	Retrofit Common Area Lighting	17,579	\$2,000		\$0		\$0	\$2,000
15	PA 1-44	Finello Pavilion	Building Envelope	668	\$76		\$0		\$0	\$76
15	PA 1-44	Finello Pavilion	Limiting Thermostats	19,733	\$2,246		\$0		\$0	\$2,246
15	PA 1-44	Finello Pavilion	Option C Savings	0	\$0	(61)	(\$1,294)		\$0	(\$1,294)

Rate Applied
Totals: 62,753 \$0.11 \$7,141 (61) \$21.08 (\$1,294) 0 \$9.83 \$0 \$5,847

16	PA 1-45	Morse Gardens	Retrofit Tenant Area Lighting	7,332	\$834		\$0		\$0	\$834
16	PA 1-45	Morse Gardens	Retrofit Common Area Lighting	9,164	\$1,043		\$0		\$0	\$1,043
16	PA 1-45	Morse Gardens	Limiting Thermostats	19,469	\$2,216		\$0		\$0	\$2,216
16	PA 1-45	Morse Gardens	Option C Savings	0	\$0	885	\$19,224	1,529	\$15,488	\$34,712

Rate Applied
Totals: 35,965 \$0.11 \$4,093 885 \$21.08 \$19,224 1,529 \$9.83 \$15,488 \$38,805

17	PA 1-46	Carrick Regency	Retrofit Tenant Area Lighting	33,678	\$3,833		\$0		\$0	\$3,833
17	PA 1-46	Carrick Regency	Retrofit Common Area Lighting	53,933	\$6,138		\$0		\$0	\$6,138
17	PA 1-46	Carrick Regency	Building Envelope	1,170	\$133		\$0		\$0	\$133
17	PA 1-46	Carrick Regency	Limiting Thermostats	15,161	\$1,725		\$0		\$0	\$1,725
17	PA 1-46	Carrick Regency	Option C Savings	0	\$0	535	\$11,621	-2,350	-\$23,809	-\$12,188

Rate Applied
Totals: 103,941 \$0.11 \$11,829 535 \$21.08 \$11,621 -2,350 \$9.83 -\$23,809 -\$359

Energy Avoidance Summary by Site

Site	Project Number	Project Name	Cost Summary	Electrical		Natural Gas		Water		Total Energy Savings
				Yearly Energy Savings				Yearly Savings		
			Description of ECM	(KWH)	(\$)	(MCF)	(\$)	(Kgals)	(\$)	(\$)
18	PA 1-47	Gualtieri Manor	Retrofit Tenant Area Lighting	16,158	\$1,839		\$0		\$0	\$1,839
18	PA 1-47	Gualtieri Manor	Retrofit Common Area Lighting	33,036	\$3,759		\$0		\$0	\$3,759
18	PA 1-47	Gualtieri Manor	Limiting Thermostats	7,751	\$882		\$0		\$0	\$882
18	PA 1-47	Gualtieri Manor	Option C Savings	0	\$0	(3)	(\$58)	196	\$1,985	\$1,927

Rate Applied

\$0.11

\$21.08

\$9.83

Totals:

56,945

\$6,480

(3)

(\$58)

196

\$1,985

\$8,408

Total ALL Sites:

(KWH)	(\$)	(MCF)	(\$)	(Water)	(\$)	Total Energy Savings
(630,800)	(\$71,903)	110,739	\$2,402,542	15,856	\$160,087	\$2,490,726

Utility Rate

The Rate table below outlines the rates applied throughout this report per the contractual agreement.

Utility Rate Escalation Table:

Guarantee Year	Gas Rate (MCF)	Agreed to Escalation	Water Rate (1000 gal)	Agreed to Escalation	Electricity Rate (kWh)	Agreed to Escalation
Year 1	\$19.8705		\$9.2700		\$0.1138	
Year 2	\$20.4666	3%	\$9.5481	3%	\$0.1138	0%
Year 3	\$21.0806	3%	\$9.8345	3%	\$0.1138	0%
Year 4	\$21.7130	3%	\$10.1296	3%	\$0.1138	0%
Year 5	\$22.3644	3%	\$10.4335	3%	\$0.1138	0%
Year 6	\$23.0354	3%	\$10.7465	3%	\$0.1138	0%
Year 7	\$23.7264	3%	\$11.0689	3%	\$0.1138	0%
Year 8	\$24.4382	3%	\$11.4009	3%	\$0.1138	0%
Year 9	\$25.1714	3%	\$11.7430	3%	\$0.1138	0%
Year 10	\$25.9265	3%	\$12.0952	3%	\$0.1138	0%
Year 11	\$26.7043	3%	\$12.4581	3%	\$0.1138	0%
Year 12	\$27.5054	3%	\$12.8318	3%	\$0.1138	0%

Option C Savings

		Electric Savings		Gas Savings		Water / Sewer Savings		Total Savings
HA Site #	Site Name	kWh	Annual Savings	MCF	Annual Savings	1000 Gal/yr.	Annual Savings	Savings/yr.
PA 1-01	Addison Terrance	Building rehabilitated						\$0
PA 1-02	Bedford Dwellings			19,802	\$429,957			\$429,957
PA 1-04	Arlington Heights	675,017	\$76,849	8,091	\$175,680	9,248	\$93,679	\$346,208
PA 1-05	Allegheny Dwellings			1,673	\$36,324	2,852	\$28,890	\$65,214
PA 1-09	Northview Heights	(2,998,454)	(\$341,374)	42,005	\$912,049	(15,611)	(\$158,133)	\$412,542
PA 1-11	Hamilton-Larimer			(345)	(\$7,486)	(2,899)	(\$29,369)	(\$36,855)
PA 1-15	Pennsylvania-Bidwell			2,925	\$63,519	2,197	\$22,257	\$85,776
PA 1-17	Pressley Street			(486)	(\$10,554)	1,247	\$12,632	\$2,077
PA 1-20	Homewood North	(639,884)	(\$72,819)	25,564	\$555,082	15,545	\$157,465	\$639,728
PA 1-31	Murray Tower			5,033	\$109,276	2,433	\$24,645	\$133,921
PA 1-40	Mazza Pavilion (Brookline)	Building rehabilitated						\$0
PA 1-41	Caliguiri Plaza (Allentown)			1,988	\$43,155	(327)	(\$3,312)	\$39,843
PA 1-44	Finello Pavilion (South Oakland)			(61)	(\$1,333)			(\$1,333)
PA 1-45	Morse Gardens			885	\$19,224	1,529	\$15,488	\$34,712
PA 1-46	Carrick Regency			535	\$11,621	(2,350)	(\$23,809)	(\$12,188)
PA 1-47	Gualtieri Manor			(3)	(\$58)	196	\$1,985	\$1,927
		(2,963,321)	(\$337,344)	107,606	\$2,336,455	14,060	\$142,417	\$2,141,528

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-01 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	3,582	3,225	3,453	3,991	4,311	4,445	4,984	7,448	4,464	6,169	2,985	3,457
YTD Use	3,582	6,807	10,260	14,251	18,562	23,007	27,991	35,439	39,903	46,072	49,057	52,514
Month \$	\$ 33,205	\$ 29,896	\$ 32,009	\$ 37,000	\$ 39,963	\$ 41,205	\$ 46,202	\$ 69,043	\$ 41,381	\$ 57,187	\$ 27,671	\$ 32,046
YTD \$	\$ 33,205	\$ 63,101	\$ 95,110	\$ 132,110	\$ 172,073	\$ 213,278	\$ 259,480	\$ 328,523	\$ 369,904	\$ 427,091	\$ 454,762	\$ 486,808
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	3,582	3,225	3,453	3,991	4,311	4,445	4,984	7,448	4,464	6,169	2,985	3,457
YTD Use	3,582	6,807	10,260	14,251	18,562	23,007	27,991	35,439	39,903	46,072	49,057	52,514
Month \$	\$ 36,284	\$ 32,668	\$ 34,978	\$ 40,427	\$ 43,669	\$ 45,026	\$ 50,486	\$ 75,445	\$ 45,219	\$ 62,490	\$ 30,237	\$ 35,018
YTD \$	\$ 36,284	\$ 68,952	\$ 103,930	\$ 144,357	\$ 188,026	\$ 233,052	\$ 283,538	\$ 358,983	\$ 404,201	\$ 466,691	\$ 496,928	\$ 531,946
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	1,049	1,202	994	3	2,117	1,095	34	113	156	189	192	157
YTD Use	1,049	2,251	3,245	3,248	5,365	6,460	6,494	6,607	6,763	6,952	7,144	7,301
Month \$	\$ 10,626	\$ 12,176	\$ 10,069	\$ 30	\$ 21,444	\$ 11,092	\$ 344	\$ 1,145	\$ 1,580	\$ 1,914	\$ 1,945	\$ 1,590
YTD \$	\$ 10,626	\$ 22,802	\$ 32,871	\$ 32,901	\$ 54,345	\$ 65,437	\$ 65,782	\$ 66,926	\$ 68,506	\$ 70,421	\$ 72,366	\$ 73,956
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-70.7%	-62.7%	-71.2%	-99.9%	-50.9%	-75.4%	-99.3%	-98.5%	-96.5%	-96.9%	-93.6%	-95.5%
YTD Use	-70.7%	-66.9%	-68.4%	-77.2%	-71.1%	-71.9%	-76.8%	-81.4%	-83.1%	-84.9%	-85.4%	-86.1%
Month \$	-70.7%	-62.7%	-71.2%	-99.9%	-50.9%	-75.4%	-99.3%	-98.5%	-96.5%	-96.9%	-93.6%	-95.5%
YTD \$	-70.7%	-66.9%	-68.4%	-77.2%	-71.1%	-71.9%	-76.8%	-81.4%	-83.1%	-84.9%	-85.4%	-86.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	2,533	2,023	2,459	3,988	2,194	3,350	4,950	7,335	4,308	5,980	2,793	3,300
YTD Use	2,533	4,556	7,015	11,003	13,197	16,547	21,497	28,832	33,140	39,120	41,913	45,213

Cost Avoidance

Month Use \$	\$ 25,658	\$ 20,492	\$ 24,909	\$ 40,397	\$ 22,224	\$ 33,934	\$ 50,142	\$ 74,301	\$ 43,638	\$ 60,575	\$ 28,292	\$ 33,428
YTD \$	\$ 25,658	\$ 46,150	\$ 71,059	\$ 111,456	\$ 133,680	\$ 167,614	\$ 217,756	\$ 292,057	\$ 335,695	\$ 396,270	\$ 424,562	\$ 457,990

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-01 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	815	4,788	4,586	9,736	10,041	8,679	7,959	5,065	2,474	875	577	511
YTD Use	815	5,603	10,189	19,925	29,966	38,645	46,604	51,669	54,143	55,018	55,595	56,106
Month \$	\$ 16,195	\$ 95,140	\$ 91,127	\$ 193,461	\$ 199,521	\$ 172,457	\$ 158,150	\$ 100,645	\$ 49,160	\$ 17,387	\$ 11,465	\$ 10,154
YTD \$	\$ 16,195	\$ 111,335	\$ 202,462	\$ 395,923	\$ 595,444	\$ 767,901	\$ 926,051	\$ 1,026,696	\$ 1,075,856	\$ 1,093,243	\$ 1,104,708	\$ 1,114,862
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	159	473	634	843	864	997	863	379	261	59	6	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871
YTD Rate	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-	-	-	-	-	-	-	-	-	-	-	-
YTD Use	-	-	-	-	-	-	-	-	-	-	-	-
Month \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Month Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-	-	-	-	-	-	-	-	-	-	-	-
YTD Use	-	-	-	-	-	-	-	-	-	-	-	-
Month \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-
Month Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-	-	-	-	-	-	-	-	-	-	-	-
YTD Use	-	-	-	-	-	-	-	-	-	-	-	-
Month \$	-	-	-	-	-	-	-	-	-	-	-	-
YTD \$	-	-	-	-	-	-	-	-	-	-	-	-
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	-	-	-	-	-	-	-	-	-	-	-	-
YTD Use	-	-	-	-	-	-	-	-	-	-	-	-

Cost Avoidance

Month Use \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-02 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	943	2,955	4,627	5,527	8,609	7,752	8,555	6,034	4,153	1,271	1,008	783
YTD Use	943	3,898	8,525	14,052	22,661	30,413	38,968	45,002	49,155	50,426	51,434	52,217
Month \$	\$ 18,738	\$ 58,718	\$ 91,948	\$ 109,823	\$ 171,066	\$ 154,037	\$ 169,993	\$ 119,899	\$ 82,523	\$ 25,256	\$ 20,030	\$ 15,559
YTD \$	\$ 18,738	\$ 77,456	\$ 169,404	\$ 279,227	\$ 450,293	\$ 604,330	\$ 774,323	\$ 894,222	\$ 976,745	\$ 1,002,001	\$ 1,022,031	\$ 1,037,590
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.871	\$ 19.871	\$ 19.872	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871
YTD Rate	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	1,918	3,828	6,925	7,898	9,786	10,616	8,069	3,922	1,932	1,483	1,250	1,216
YTD Use	1,918	5,745	12,670	20,568	30,354	40,970	49,039	52,961	54,893	56,375	57,625	58,842
Month \$	\$ 41,637	\$ 83,114	\$ 150,354	\$ 171,491	\$ 212,478	\$ 230,515	\$ 175,196	\$ 85,156	\$ 41,945	\$ 32,194	\$ 27,140	\$ 26,414
YTD \$	\$ 41,637	\$ 124,752	\$ 275,106	\$ 446,597	\$ 659,074	\$ 889,590	\$ 1,064,786	\$ 1,149,941	\$ 1,191,886	\$ 1,224,079	\$ 1,251,219	\$ 1,277,633
BP Length	30	31	30	31	30	28	31	30	29	32	31	29
HDD	98	355	787	916	1,181	1,307	939	374	105	27	-	7
CDD	71	4	-	-	-	-	-	1	107	201	251	186
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	943	2,526	3,964	5,761	6,109	6,568	5,761	3,304	1,405	1,046	896	757
YTD Use	943	3,469	7,433	13,194	19,303	25,871	31,632	34,936	36,341	37,387	38,283	39,040
Month \$	\$ 20,475	\$ 54,847	\$ 86,070	\$ 125,089	\$ 132,645	\$ 142,611	\$ 125,089	\$ 71,740	\$ 30,507	\$ 22,712	\$ 19,455	\$ 16,437
YTD \$	\$ 20,475	\$ 75,322	\$ 161,393	\$ 286,481	\$ 419,126	\$ 561,737	\$ 686,826	\$ 758,565	\$ 789,072	\$ 811,784	\$ 831,239	\$ 847,675
BP Length	30	31	30	31	30	28	31	30	29	32	31	29
HDD	98	355	787	916	1,181	1,307	939	374	105	27	-	7
CDD	71	4	-	-	-	-	-	1	107	201	251	186
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-50.8%	-34.0%	-42.8%	-27.1%	-37.6%	-38.1%	-28.6%	-15.8%	-27.3%	-29.5%	-28.3%	-37.8%
YTD Use	-50.8%	-39.6%	-41.3%	-35.9%	-36.4%	-36.9%	-35.5%	-34.0%	-33.8%	-33.7%	-33.6%	-33.7%
Month \$	-50.8%	-34.0%	-42.8%	-27.1%	-37.6%	-38.1%	-28.6%	-15.8%	-27.3%	-29.5%	-28.3%	-37.8%
YTD \$	-50.8%	-39.6%	-41.3%	-35.9%	-36.4%	-36.9%	-35.5%	-34.0%	-33.8%	-33.7%	-33.6%	-33.7%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	975	1,302	2,961	2,137	3,677	4,048	2,308	618	527	437	354	459
YTD Use	975	2,276	5,237	7,374	11,051	15,099	17,407	18,025	18,552	18,988	19,342	19,802

Cost Avoidance

Month Use \$	\$ 21,162	\$ 28,267	\$ 64,284	\$ 46,402	\$ 79,833	\$ 87,904	\$ 50,108	\$ 13,416	\$ 11,438	\$ 9,482	\$ 7,685	\$ 9,977
YTD \$	\$ 21,162	\$ 49,429	\$ 113,713	\$ 160,115	\$ 239,948	\$ 327,853	\$ 377,960	\$ 391,376	\$ 402,814	\$ 412,296	\$ 419,980	\$ 429,957

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-04 Electric

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	53,333	57,067	60,000	64,823	55,994	53,667	57,000	51,533	51,133	51,067	62,867	56,533
YTD Use	53,333	110,400	170,400	235,223	291,217	344,884	401,884	453,417	504,550	555,617	618,484	675,017
Month \$	\$ 6,072	\$ 6,497	\$ 6,831	\$ 7,380	\$ 6,375	\$ 6,110	\$ 6,489	\$ 5,867	\$ 5,821	\$ 5,814	\$ 7,157	\$ 6,436
YTD \$	\$ 6,072	\$ 12,569	\$ 19,400	\$ 26,780	\$ 33,155	\$ 39,265	\$ 45,754	\$ 51,621	\$ 57,442	\$ 63,256	\$ 70,413	\$ 76,849
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	53,333	57,067	60,000	64,823	55,994	53,667	57,000	51,533	51,133	51,067	62,867	56,533
YTD Use	53,333	110,400	170,400	235,223	291,217	344,884	401,884	453,417	504,550	555,617	618,484	675,017
Month \$	\$ 6,072	\$ 6,497	\$ 6,831	\$ 7,380	\$ 6,375	\$ 6,110	\$ 6,489	\$ 5,867	\$ 5,821	\$ 5,814	\$ 7,157	\$ 6,436
YTD \$	\$ 6,072	\$ 12,569	\$ 19,400	\$ 26,780	\$ 33,154	\$ 39,264	\$ 45,753	\$ 51,620	\$ 57,442	\$ 63,256	\$ 70,413	\$ 76,849
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-	-	-	-	-	-	-	-	-	-	-	-
YTD Use	-	-	-	-	-	-	-	-	-	-	-	-
Month \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD \$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
YTD Use	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Month \$	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
YTD \$	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	53,333	57,067	60,000	64,823	55,994	53,667	57,000	51,533	51,133	51,067	62,867	56,533
YTD Use	53,333	110,400	170,400	235,223	291,217	344,884	401,884	453,417	504,550	555,617	618,484	675,017

Cost Avoidance

Month Use \$	\$ 6,072	\$ 6,497	\$ 6,831	\$ 7,380	\$ 6,375	\$ 6,110	\$ 6,489	\$ 5,867	\$ 5,821	\$ 5,814	\$ 7,157	\$ 6,436
YTD \$	\$ 6,072	\$ 12,569	\$ 19,400	\$ 26,780	\$ 33,154	\$ 39,264	\$ 45,753	\$ 51,620	\$ 57,442	\$ 63,256	\$ 70,413	\$ 76,849

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-04 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	253	1,199	1,067	1,765	1,747	1,650	1,537	1,010	470	214	405	174
YTD Use	253	1,452	2,519	4,284	6,031	7,681	9,218	10,228	10,698	10,912	11,317	11,491
Month \$	\$ 5,027	\$ 23,825	\$ 21,202	\$ 35,072	\$ 34,714	\$ 32,786	\$ 30,541	\$ 20,069	\$ 9,339	\$ 4,252	\$ 8,048	\$ 3,457
YTD \$	\$ 5,027	\$ 28,852	\$ 50,054	\$ 85,126	\$ 119,840	\$ 152,626	\$ 183,167	\$ 203,236	\$ 212,575	\$ 216,827	\$ 224,875	\$ 228,332
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	214	535	694	905	926	1,053	925	439	313	92	11	3
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.870	\$ 19.869	\$ 19.872	\$ 19.868
YTD Rate	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	328	815	1,536	1,759	2,285	2,397	1,743	828	296	146	73	110
YTD Use	328	1,143	2,679	4,438	6,723	9,121	10,863	11,692	11,987	12,133	12,206	12,316
Month \$	\$ 7,130	\$ 17,685	\$ 33,358	\$ 38,188	\$ 49,620	\$ 52,054	\$ 37,842	\$ 17,981	\$ 6,416	\$ 3,168	\$ 1,581	\$ 2,381
YTD \$	\$ 7,130	\$ 24,816	\$ 58,174	\$ 96,362	\$ 145,982	\$ 198,036	\$ 235,878	\$ 253,860	\$ 260,276	\$ 263,444	\$ 265,026	\$ 267,407
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	156	445	877	1,009	1,323	1,394	999	454	135	47	2	24
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	217	315	322	508	503	498	529	329	282	229	292	201
YTD Use	217	532	854	1,362	1,865	2,363	2,892	3,221	3,503	3,732	4,024	4,225
Month \$	\$ 4,712	\$ 6,840	\$ 6,992	\$ 11,030	\$ 10,930	\$ 10,802	\$ 11,495	\$ 7,135	\$ 6,114	\$ 4,972	\$ 6,340	\$ 4,364
YTD \$	\$ 4,712	\$ 11,551	\$ 18,543	\$ 29,573	\$ 40,503	\$ 51,306	\$ 62,801	\$ 69,935	\$ 76,050	\$ 81,022	\$ 87,362	\$ 91,727
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	156	445	877	1,009	1,323	1,394	999	454	135	47	2	24
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-33.9%	-61.3%	-79.0%	-71.1%	-78.0%	-79.2%	-69.6%	-60.3%	-4.7%	56.9%	300.9%	83.3%
YTD Use	-33.9%	-53.5%	-68.1%	-69.3%	-72.3%	-74.1%	-73.4%	-72.5%	-70.8%	-69.2%	-67.0%	-65.7%
Month \$	-33.9%	-61.3%	-79.0%	-71.1%	-78.0%	-79.2%	-69.6%	-60.3%	-4.7%	56.9%	300.9%	83.3%
YTD \$	-33.9%	-53.5%	-68.1%	-69.3%	-72.3%	-74.1%	-73.4%	-72.5%	-70.8%	-69.2%	-67.0%	-65.7%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	111	500	1,214	1,251	1,782	1,900	1,213	500	14	(83)	(219)	(91)
YTD Use	111	611	1,825	3,076	4,858	6,758	7,971	8,471	8,485	8,402	8,182	8,091

Cost Avoidance

Month Use \$	\$ 2,419	\$ 10,846	\$ 26,367	\$ 27,158	\$ 38,690	\$ 41,251	\$ 26,348	\$ 10,847	\$ 302	\$ (1,804)	\$ (4,759)	\$ (1,983)
YTD \$	\$ 2,419	\$ 13,264	\$ 39,631	\$ 66,789	\$ 105,479	\$ 146,730	\$ 173,078	\$ 183,925	\$ 184,226	\$ 182,422	\$ 177,664	\$ 175,680

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-04 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	342	373	386	483	511	1,491	685	5,634	1,639	490	686	635
YTD Use	342	715	1,101	1,584	2,095	3,586	4,271	9,905	11,544	12,034	12,720	13,355
Month \$	\$ 3,170	\$ 3,458	\$ 3,578	\$ 4,478	\$ 4,737	\$ 13,822	\$ 6,350	\$ 52,227	\$ 15,194	\$ 4,542	\$ 6,359	\$ 5,886
YTD \$	\$ 3,170	\$ 6,628	\$ 10,206	\$ 14,684	\$ 19,421	\$ 33,243	\$ 39,593	\$ 91,820	\$ 107,014	\$ 111,556	\$ 117,915	\$ 123,801
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.269
YTD Rate	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	342	373	386	483	511	1,491	685	5,634	1,639	490	686	635
YTD Use	342	715	1,101	1,584	2,095	3,586	4,271	9,905	11,544	12,034	12,720	13,355
Month \$	\$ 3,464	\$ 3,778	\$ 3,910	\$ 4,893	\$ 5,176	\$ 15,103	\$ 6,939	\$ 57,070	\$ 16,602	\$ 4,964	\$ 6,949	\$ 6,432
YTD \$	\$ 3,464	\$ 7,243	\$ 11,153	\$ 16,045	\$ 21,222	\$ 36,325	\$ 43,264	\$ 100,334	\$ 116,936	\$ 121,900	\$ 128,849	\$ 135,281
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	677	485	1,204	593	-	596	-	-	-	-	-	552
YTD Use	677	1,162	2,366	2,959	2,959	3,555	3,555	3,555	3,555	3,555	3,555	4,107
Month \$	\$ 6,858	\$ 4,913	\$ 12,196	\$ 6,007	\$ -	\$ 6,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,592
YTD \$	\$ 6,858	\$ 11,771	\$ 23,967	\$ 29,973	\$ 29,973	\$ 36,011	\$ 36,011	\$ 36,011	\$ 36,011	\$ 36,011	\$ 36,011	\$ 41,602
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ -	\$ 10.130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	98.0%	30.0%	211.9%	22.8%	-100.0%	-60.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-13.1%
YTD Use	98.0%	62.5%	114.9%	86.8%	41.2%	-0.9%	-16.8%	-64.1%	-69.2%	-70.5%	-72.1%	-69.2%
Month \$	98.0%	30.0%	211.9%	22.8%	-100.0%	-60.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-13.1%
YTD \$	98.0%	62.5%	114.9%	86.8%	41.2%	-0.9%	-16.8%	-64.1%	-69.2%	-70.5%	-72.1%	-69.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(335)	(112)	(818)	(110)	511	895	685	5,634	1,639	490	686	83
YTD Use	(335)	(447)	(1,265)	(1,375)	(864)	31	716	6,350	7,989	8,479	9,165	9,248

Cost Avoidance

Month Use \$	\$ (3,393)	\$ (1,135)	\$ (8,286)	\$ (1,114)	\$ 5,176	\$ 9,066	\$ 6,939	\$ 57,070	\$ 16,602	\$ 4,964	\$ 6,949	\$ 841
YTD \$	\$ (3,393)	\$ (4,528)	\$ (12,814)	\$ (13,928)	\$ (8,752)	\$ 314	\$ 7,253	\$ 64,323	\$ 80,925	\$ 85,889	\$ 92,838	\$ 93,679

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-05 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	173	828	1,700	2,652	3,391	2,598	3,244	1,336	921	134	80	157
YTD Use	173	1,001	2,701	5,353	8,744	11,342	14,586	15,922	16,843	16,977	17,057	17,214
Month \$	\$ 3,438	\$ 16,453	\$ 33,780	\$ 52,696	\$ 67,381	\$ 51,624	\$ 64,460	\$ 26,547	\$ 18,301	\$ 2,663	\$ 1,590	\$ 3,120
YTD \$	\$ 3,438	\$ 19,891	\$ 53,671	\$ 106,367	\$ 173,748	\$ 225,372	\$ 289,832	\$ 316,379	\$ 334,680	\$ 337,343	\$ 338,933	\$ 342,053
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	92	382	544	750	771	913	770	293	188	30	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.873	\$ 19.875	\$ 19.873
YTD Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	285	1,091	2,569	3,008	4,096	4,388	2,975	1,121	306	116	55	62
YTD Use	285	1,376	3,945	6,953	11,049	15,437	18,412	19,533	19,839	19,954	20,010	20,072
Month \$	\$ 6,191	\$ 23,695	\$ 55,770	\$ 65,311	\$ 88,937	\$ 95,281	\$ 64,598	\$ 24,333	\$ 6,643	\$ 2,511	\$ 1,197	\$ 1,347
YTD \$	\$ 6,191	\$ 29,887	\$ 85,657	\$ 150,968	\$ 239,905	\$ 335,186	\$ 399,784	\$ 424,116	\$ 430,760	\$ 433,270	\$ 434,467	\$ 435,814
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	67	300	727	854	1,168	1,254	844	309	73	18	-	2
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	70	1,153	2,151	3,271	3,437	3,342	2,993	1,486	357	65	38	35
YTD Use	70	1,223	3,374	6,645	10,082	13,424	16,417	17,903	18,260	18,325	18,364	18,399
Month \$	\$ 1,520	\$ 25,035	\$ 46,705	\$ 71,023	\$ 74,629	\$ 72,565	\$ 64,985	\$ 32,270	\$ 7,758	\$ 1,411	\$ 832	\$ 758
YTD \$	\$ 1,520	\$ 26,555	\$ 73,260	\$ 144,283	\$ 218,912	\$ 291,477	\$ 356,461	\$ 388,731	\$ 396,489	\$ 397,901	\$ 398,732	\$ 399,490
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	67	300	727	854	1,168	1,254	844	309	73	18	-	2
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-75.5%	5.7%	-16.3%	8.7%	-16.1%	-23.8%	0.6%	32.6%	16.8%	-43.8%	-30.5%	-43.8%
YTD Use	-75.5%	-11.1%	-14.5%	-4.4%	-8.8%	-13.0%	-10.8%	-8.3%	-8.0%	-8.2%	-8.2%	-8.3%
Month \$	-75.5%	5.7%	-16.3%	8.7%	-16.1%	-23.8%	0.6%	32.6%	16.8%	-43.8%	-30.5%	-43.8%
YTD \$	-75.5%	-11.1%	-14.5%	-4.4%	-8.8%	-13.0%	-10.8%	-8.3%	-8.0%	-8.2%	-8.2%	-8.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	215	(62)	418	(263)	659	1,046	(18)	(366)	(51)	51	17	27
YTD Use	215	153	571	308	967	2,013	1,995	1,630	1,578	1,629	1,646	1,673

Cost Avoidance

Month Use \$	\$ 4,671	\$ (1,340)	\$ 9,066	\$ (5,712)	\$ 14,308	\$ 22,716	\$ (387)	\$ (7,937)	\$ (1,115)	\$ 1,099	\$ 365	\$ 589
YTD \$	\$ 4,671	\$ 3,332	\$ 12,397	\$ 6,685	\$ 20,993	\$ 43,709	\$ 43,322	\$ 35,385	\$ 34,270	\$ 35,369	\$ 35,735	\$ 36,324

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-05 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	821	680	613	831	1,120	678	415	1,364	558	1,490	845	906
YTD Use	821	1,501	2,114	2,945	4,065	4,743	5,158	6,522	7,080	8,570	9,415	10,321
Month \$	\$ 7,611	\$ 6,304	\$ 5,683	\$ 7,706	\$ 10,382	\$ 6,285	\$ 3,847	\$ 12,644	\$ 5,173	\$ 13,812	\$ 7,833	\$ 8,399
YTD \$	\$ 7,611	\$ 13,915	\$ 19,598	\$ 27,304	\$ 37,686	\$ 43,971	\$ 47,818	\$ 60,462	\$ 65,635	\$ 79,447	\$ 87,280	\$ 95,679
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.271	\$ 9.271	\$ 9.273	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	821	680	613	831	1,120	678	415	1,364	558	1,490	845	906
YTD Use	821	1,501	2,114	2,945	4,065	4,743	5,158	6,522	7,080	8,570	9,415	10,321
Month \$	\$ 8,316	\$ 6,888	\$ 6,209	\$ 8,418	\$ 11,345	\$ 6,868	\$ 4,204	\$ 13,817	\$ 5,652	\$ 15,093	\$ 8,560	\$ 9,177
YTD \$	\$ 8,316	\$ 15,205	\$ 21,414	\$ 29,832	\$ 41,177	\$ 48,045	\$ 52,248	\$ 66,065	\$ 71,718	\$ 86,811	\$ 95,370	\$ 104,548
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	435	499	1,002	779	980	829	201	630	489	514	561	550
YTD Use	435	934	1,936	2,715	3,695	4,524	4,725	5,355	5,844	6,358	6,919	7,469
Month \$	\$ 4,406	\$ 5,055	\$ 10,150	\$ 7,891	\$ 9,927	\$ 8,397	\$ 2,036	\$ 6,382	\$ 4,953	\$ 5,207	\$ 5,683	\$ 5,571
YTD \$	\$ 4,406	\$ 9,461	\$ 19,611	\$ 27,502	\$ 37,429	\$ 45,826	\$ 47,862	\$ 54,244	\$ 59,197	\$ 64,404	\$ 70,087	\$ 75,658
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-47.0%	-26.6%	63.5%	-6.3%	-12.5%	22.3%	-51.6%	-53.8%	-12.4%	-65.5%	-33.6%	-39.3%
YTD Use	-47.0%	-37.8%	-8.4%	-7.8%	-9.1%	-4.6%	-8.4%	-17.9%	-17.5%	-25.8%	-26.5%	-27.6%
Month \$	-47.0%	-26.6%	63.5%	-6.3%	-12.5%	22.3%	-51.6%	-53.8%	-12.4%	-65.5%	-33.6%	-39.3%
YTD \$	-47.0%	-37.8%	-8.4%	-7.8%	-9.1%	-4.6%	-8.4%	-17.9%	-17.5%	-25.8%	-26.5%	-27.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	386	181	(389)	52	140	(151)	214	734	69	976	284	356
YTD Use	386	567	178	230	370	219	433	1,167	1,236	2,212	2,496	2,852

Cost Avoidance

Month Use \$	\$ 3,910	\$ 1,833	\$ (3,940)	\$ 527	\$ 1,418	\$ (1,530)	\$ 2,168	\$ 7,435	\$ 699	\$ 9,886	\$ 2,877	\$ 3,606
YTD \$	\$ 3,910	\$ 5,743	\$ 1,803	\$ 2,330	\$ 3,748	\$ 2,218	\$ 4,386	\$ 11,821	\$ 12,520	\$ 22,407	\$ 25,283	\$ 28,890

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-09 Electric

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	341,938	352,979	383,458	443,435	381,698	375,752	371,218	327,657	363,217	368,472	380,818	374,790
YTD Use	341,938	694,917	1,078,375	1,521,810	1,903,508	2,279,260	2,650,478	2,978,135	3,341,352	3,709,824	4,090,642	4,465,432
Month \$	\$ 38,929	\$ 40,186	\$ 43,656	\$ 50,484	\$ 43,456	\$ 42,779	\$ 42,262	\$ 37,303	\$ 41,352	\$ 41,950	\$ 43,355	\$ 42,669
YTD \$	\$ 38,929	\$ 79,115	\$ 122,771	\$ 173,255	\$ 216,711	\$ 259,490	\$ 301,752	\$ 339,055	\$ 380,407	\$ 422,357	\$ 465,712	\$ 508,381
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	341,938	352,979	383,458	443,435	381,698	375,752	371,218	327,657	363,217	368,472	380,818	374,790
YTD Use	341,938	694,917	1,078,375	1,521,810	1,903,508	2,279,260	2,650,478	2,978,135	3,341,352	3,709,824	4,090,642	4,465,432
Month \$	\$ 38,930	\$ 40,187	\$ 43,657	\$ 50,485	\$ 43,456	\$ 42,779	\$ 42,263	\$ 37,304	\$ 41,352	\$ 41,951	\$ 43,356	\$ 42,670
YTD \$	\$ 38,930	\$ 79,116	\$ 122,773	\$ 173,258	\$ 216,714	\$ 259,494	\$ 301,757	\$ 339,061	\$ 380,413	\$ 422,363	\$ 465,720	\$ 508,389
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	439,520	564,120	739,495	989,661	96,644	1,138,832	765,815	449,268	493,001	574,662	595,022	617,848
YTD Use	439,520	1,003,640	1,743,135	2,732,796	2,829,439	3,968,271	4,734,086	5,183,354	5,676,355	6,251,016	6,846,038	7,463,886
Month \$	\$ 50,039	\$ 64,225	\$ 84,192	\$ 112,673	\$ 11,003	\$ 129,656	\$ 87,188	\$ 51,149	\$ 56,128	\$ 65,425	\$ 67,743	\$ 70,342
YTD \$	\$ 50,039	\$ 114,264	\$ 198,456	\$ 311,129	\$ 322,132	\$ 451,788	\$ 538,976	\$ 590,125	\$ 646,253	\$ 711,678	\$ 779,421	\$ 849,763
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	28.5%	59.8%	92.8%	123.2%	-74.7%	203.1%	106.3%	37.1%	35.7%	56.0%	56.2%	64.9%
YTD Use	28.5%	44.4%	61.6%	79.6%	48.6%	74.1%	78.6%	74.0%	69.9%	68.5%	67.4%	67.1%
Month \$	28.5%	59.8%	92.8%	123.2%	-74.7%	203.1%	106.3%	37.1%	35.7%	56.0%	56.2%	64.9%
YTD \$	28.5%	44.4%	61.6%	79.6%	48.6%	74.1%	78.6%	74.0%	69.9%	68.5%	67.4%	67.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(97,582)	(211,141)	(356,037)	(546,226)	285,054	(763,080)	(394,597)	(121,611)	(129,784)	(206,190)	(214,204)	(243,058)
YTD Use	(97,582)	(308,723)	(664,760)	(1,210,986)	(925,931)	(1,689,011)	(2,083,608)	(2,205,219)	(2,335,003)	(2,541,192)	(2,755,396)	(2,998,454)

Cost Avoidance

Month Use \$	\$ (11,110)	\$ (24,038)	\$ (40,535)	\$ (62,188)	\$ 32,453	\$ (86,877)	\$ (44,925)	\$ (13,845)	\$ (14,776)	\$ (23,475)	\$ (24,387)	\$ (27,672)
YTD \$	\$ (11,110)	\$ (35,148)	\$ (75,683)	\$ (137,871)	\$ (105,417)	\$ (192,294)	\$ (237,219)	\$ (251,064)	\$ (265,840)	\$ (289,315)	\$ (313,702)	\$ (341,374)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-09 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	1,194	3,730	5,635	9,143	10,940	9,587	9,357	5,211	3,527	1,684	1,130	1,100
YTD Use	1,194	4,924	10,559	19,702	30,642	40,229	49,586	54,797	58,324	60,008	61,138	62,238
Month \$	\$ 23,725	\$ 74,117	\$ 111,971	\$ 181,671	\$ 217,384	\$ 190,499	\$ 185,929	\$ 103,546	\$ 70,084	\$ 33,462	\$ 22,454	\$ 21,858
YTD \$	\$ 23,725	\$ 97,842	\$ 209,813	\$ 391,484	\$ 608,868	\$ 799,367	\$ 985,296	\$ 1,088,842	\$ 1,158,926	\$ 1,192,388	\$ 1,214,842	\$ 1,236,700
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	111	412	574	781	802	941	801	321	211	38	2	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871
YTD Rate	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	1,702	4,250	8,624	9,958	13,178	13,941	9,861	4,318	1,747	1,098	902	943
YTD Use	1,702	5,953	14,576	24,535	37,713	51,654	61,515	65,833	67,580	68,678	69,581	70,524
Month \$	\$ 36,964	\$ 92,285	\$ 187,247	\$ 216,224	\$ 286,141	\$ 302,697	\$ 214,112	\$ 93,765	\$ 37,930	\$ 23,848	\$ 19,589	\$ 20,478
YTD \$	\$ 36,964	\$ 129,250	\$ 316,497	\$ 532,721	\$ 818,862	\$ 1,121,559	\$ 1,335,671	\$ 1,429,436	\$ 1,467,366	\$ 1,491,214	\$ 1,510,803	\$ 1,531,282
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	81	327	757	885	1,199	1,282	875	337	83	22	-	4
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	1,384	1,976	2,387	3,782	3,743	3,621	3,532	2,503	1,555	1,431	1,379	1,225
YTD Use	1,384	3,360	5,747	9,529	13,272	16,893	20,426	22,929	24,484	25,915	27,294	28,519
Month \$	\$ 30,051	\$ 42,905	\$ 51,829	\$ 82,119	\$ 81,274	\$ 78,629	\$ 76,695	\$ 54,356	\$ 33,764	\$ 31,071	\$ 29,942	\$ 26,598
YTD \$	\$ 30,051	\$ 72,956	\$ 124,785	\$ 206,903	\$ 288,177	\$ 366,806	\$ 443,501	\$ 497,857	\$ 531,621	\$ 562,692	\$ 592,635	\$ 619,233
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	81	327	757	885	1,199	1,282	875	337	83	22	-	4
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-18.7%	-53.5%	-72.3%	-62.0%	-71.6%	-74.0%	-64.2%	-42.0%	-11.0%	30.3%	52.9%	29.9%
YTD Use	-18.7%	-43.6%	-60.6%	-61.2%	-64.8%	-67.3%	-66.8%	-65.2%	-63.8%	-62.3%	-60.8%	-59.6%
Month \$	-18.7%	-53.5%	-72.3%	-62.0%	-71.6%	-74.0%	-64.2%	-42.0%	-11.0%	30.3%	52.9%	29.9%
YTD \$	-18.7%	-43.6%	-60.6%	-61.2%	-64.8%	-67.3%	-66.8%	-65.2%	-63.8%	-62.3%	-60.8%	-59.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	318	2,274	6,237	6,176	9,435	10,320	6,329	1,815	192	(333)	(477)	(282)
YTD Use	318	2,593	8,829	15,006	24,441	34,760	41,089	42,904	43,096	42,763	42,287	42,005

Cost Avoidance

Month Use \$	\$ 6,914	\$ 49,380	\$ 135,418	\$ 134,105	\$ 204,867	\$ 224,068	\$ 137,417	\$ 39,409	\$ 4,166	\$ (7,223)	\$ (10,353)	\$ (6,120)
YTD \$	\$ 6,914	\$ 56,294	\$ 191,712	\$ 325,818	\$ 530,685	\$ 754,753	\$ 892,170	\$ 931,579	\$ 935,745	\$ 928,522	\$ 918,169	\$ 912,049

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-09 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	2,204	1,345	1,282	1,042	3,317	4,498	1,743	3,344	3,386	1,507	1,890	1,744
YTD Use	2,204	3,549	4,831	5,873	9,190	13,688	15,431	18,775	22,161	23,668	25,558	27,302
Month \$	\$ 20,431	\$ 12,468	\$ 11,884	\$ 9,661	\$ 30,749	\$ 41,696	\$ 16,158	\$ 30,999	\$ 31,388	\$ 13,970	\$ 17,520	\$ 16,167
YTD \$	\$ 20,431	\$ 32,899	\$ 44,783	\$ 54,444	\$ 85,193	\$ 126,889	\$ 143,047	\$ 174,046	\$ 205,434	\$ 219,404	\$ 236,924	\$ 253,091
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.272	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	2,204	1,345	1,282	1,042	3,317	4,498	1,743	3,344	3,386	1,507	1,890	1,744
YTD Use	2,204	3,549	4,831	5,873	9,190	13,688	15,431	18,775	22,161	23,668	25,558	27,302
Month \$	\$ 22,326	\$ 13,624	\$ 12,986	\$ 10,555	\$ 33,600	\$ 45,563	\$ 17,656	\$ 33,873	\$ 34,299	\$ 15,265	\$ 19,145	\$ 17,666
YTD \$	\$ 22,326	\$ 35,950	\$ 48,936	\$ 59,491	\$ 93,091	\$ 138,654	\$ 156,310	\$ 190,183	\$ 224,482	\$ 239,747	\$ 258,892	\$ 276,558
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	4,659	4,473	1,889	4,296	4,604	2,905	3,202	2,127	2,963	5,133	3,680	2,982
YTD Use	4,659	9,132	11,021	15,317	19,921	22,826	26,028	28,155	31,118	36,251	39,931	42,913
Month \$	\$ 47,194	\$ 45,310	\$ 19,135	\$ 43,517	\$ 46,637	\$ 29,426	\$ 32,435	\$ 21,546	\$ 30,014	\$ 51,995	\$ 37,277	\$ 30,206
YTD \$	\$ 47,194	\$ 92,504	\$ 111,638	\$ 155,155	\$ 201,792	\$ 231,218	\$ 263,653	\$ 285,199	\$ 315,213	\$ 367,208	\$ 404,485	\$ 434,692
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	111.4%	232.6%	47.3%	312.3%	38.8%	-35.4%	83.7%	-36.4%	-12.5%	240.6%	94.7%	71.0%
YTD Use	111.4%	157.3%	128.1%	160.8%	116.8%	66.8%	68.7%	50.0%	40.4%	53.2%	56.2%	57.2%
Month \$	111.4%	232.6%	47.3%	312.3%	38.8%	-35.4%	83.7%	-36.4%	-12.5%	240.6%	94.7%	71.0%
YTD \$	111.4%	157.3%	128.1%	160.8%	116.8%	66.8%	68.7%	50.0%	40.4%	53.2%	56.2%	57.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(2,455)	(3,128)	(607)	(3,254)	(1,287)	1,593	(1,459)	1,217	423	(3,626)	(1,790)	(1,238)
YTD Use	(2,455)	(5,583)	(6,190)	(9,444)	(10,731)	(9,138)	(10,597)	(9,380)	(8,957)	(12,583)	(14,373)	(15,611)

Cost Avoidance

Month Use \$	\$ (24,868)	\$ (31,685)	\$ (6,149)	\$ (32,962)	\$ (13,037)	\$ 16,136	\$ (14,779)	\$ 12,328	\$ 4,285	\$ (36,730)	\$ (18,132)	\$ (12,540)
YTD \$	\$ (24,868)	\$ (56,554)	\$ (62,702)	\$ (95,664)	\$ (108,701)	\$ (92,564)	\$ (107,343)	\$ (95,016)	\$ (90,731)	\$ (127,461)	\$ (145,593)	\$ (158,133)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-11 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	34	158	229	321	330	395	330	119	74	11	-	-
YTD Use	34	192	421	742	1,072	1,467	1,797	1,916	1,990	2,001	2,001	2,001
Month \$	\$ 676	\$ 3,140	\$ 4,550	\$ 6,376	\$ 6,557	\$ 7,849	\$ 6,557	\$ 2,365	\$ 1,470	\$ 174	\$ -	\$ -
YTD \$	\$ 676	\$ 3,816	\$ 8,366	\$ 14,742	\$ 21,299	\$ 29,148	\$ 35,705	\$ 38,070	\$ 39,540	\$ 39,714	\$ 39,714	\$ 39,714
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	76	354	514	719	740	885	739	266	165	25	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.882	\$ 19.873	\$ 19.869	\$ 19.863	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.874	\$ 19.865	\$ 15.818	\$ -	\$ -
YTD Rate	\$ 19.882	\$ 19.875	\$ 19.872	\$ 19.868	\$ 19.868	\$ 19.869	\$ 19.869	\$ 19.870	\$ 19.869	\$ 19.847	\$ 19.847	\$ 19.847

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	24	122	311	367	508	547	363	126	29	7	0	0
YTD Use	24	146	458	825	1,332	1,880	2,242	2,369	2,397	2,404	2,404	2,404
Month \$	\$ 529	\$ 2,651	\$ 6,756	\$ 7,972	\$ 11,020	\$ 11,883	\$ 7,880	\$ 2,739	\$ 621	\$ 141	\$ 1	\$ 10
YTD \$	\$ 529	\$ 3,180	\$ 9,936	\$ 17,908	\$ 28,928	\$ 40,811	\$ 48,691	\$ 51,430	\$ 52,051	\$ 52,192	\$ 52,193	\$ 52,203
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	55	274	697	823	1,137	1,226	813	283	64	15	-	1
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	87	160	302	430	475	476	392	181	83	58	58	47
YTD Use	87	247	549	979	1,454	1,930	2,322	2,503	2,586	2,644	2,702	2,749
Month \$	\$ 1,889	\$ 3,474	\$ 6,557	\$ 9,337	\$ 10,314	\$ 10,335	\$ 8,511	\$ 3,930	\$ 1,802	\$ 1,259	\$ 1,259	\$ 1,021
YTD \$	\$ 1,889	\$ 5,363	\$ 11,920	\$ 21,257	\$ 31,571	\$ 41,906	\$ 50,418	\$ 54,348	\$ 56,150	\$ 57,409	\$ 58,669	\$ 59,689
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	55	274	697	823	1,137	1,226	813	283	64	15	-	1
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	257.1%	31.0%	-2.9%	17.1%	-6.4%	-13.0%	8.0%	43.5%	190.2%	791.2%	156362.7%	9622.5%
YTD Use	257.1%	68.6%	20.0%	18.7%	9.1%	2.7%	3.5%	5.7%	7.9%	10.0%	12.4%	14.3%
Month \$	257.1%	31.0%	-2.9%	17.1%	-6.4%	-13.0%	8.0%	43.5%	190.2%	791.2%	156360.9%	9622.5%
YTD \$	257.1%	68.6%	20.0%	18.7%	9.1%	2.7%	3.5%	5.7%	7.9%	10.0%	12.4%	14.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(63)	(38)	9	(63)	33	71	(29)	(55)	(54)	(51)	(58)	(47)
YTD Use	(63)	(101)	(91)	(154)	(122)	(50)	(80)	(134)	(189)	(240)	(298)	(345)

Cost Avoidance

Month Use \$	\$ (1,360)	\$ (823)	\$ 198	\$ (1,364)	\$ 706	\$ 1,547	\$ (631)	\$ (1,191)	\$ (1,181)	\$ (1,118)	\$ (1,259)	\$ (1,010)
YTD \$	\$ (1,360)	\$ (2,183)	\$ (1,984)	\$ (3,349)	\$ (2,642)	\$ (1,095)	\$ (1,727)	\$ (2,918)	\$ (4,099)	\$ (5,217)	\$ (6,476)	\$ (7,486)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-11 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	272	253	324	255	271	273	169	323	516	279	272	269
YTD Use	272	525	849	1,104	1,375	1,648	1,817	2,140	2,656	2,935	3,207	3,476
Month \$	\$ 2,521	\$ 2,345	\$ 3,003	\$ 2,365	\$ 2,512	\$ 2,531	\$ 1,567	\$ 2,994	\$ 4,783	\$ 2,586	\$ 2,521	\$ 2,494
YTD \$	\$ 2,521	\$ 4,866	\$ 7,869	\$ 10,234	\$ 12,746	\$ 15,277	\$ 16,844	\$ 19,838	\$ 24,621	\$ 27,207	\$ 29,728	\$ 32,222
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.268	\$ 9.269	\$ 9.269	\$ 9.275	\$ 9.269	\$ 9.271	\$ 9.272	\$ 9.269	\$ 9.269	\$ 9.269	\$ 9.268	\$ 9.271
YTD Rate	\$ 9.268	\$ 9.269	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	270	250	306	265	258	342	168	312	488	301	265	261
YTD Use	270	520	825	1,090	1,348	1,690	1,858	2,171	2,658	2,959	3,224	3,485
Month \$	\$ 2,732	\$ 2,535	\$ 3,095	\$ 2,682	\$ 2,615	\$ 3,464	\$ 1,700	\$ 3,164	\$ 4,939	\$ 3,049	\$ 2,682	\$ 2,641
YTD \$	\$ 2,732	\$ 5,267	\$ 8,362	\$ 11,044	\$ 13,659	\$ 17,122	\$ 18,822	\$ 21,987	\$ 26,926	\$ 29,975	\$ 32,658	\$ 35,298
BP Length	30	30	30	30	30	36	30	30	30	30	30	30
HDD	89	268	706	865	1,088	1,628	919	383	117	23	4	6
CDD	104	5	-	-	-	-	-	1	107	201	207	229
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-	-	25	25	27	21	16	-	2,628	1,387	2,255	-
YTD Use	-	-	25	50	77	98	114	114	2,742	4,129	6,384	6,384
Month \$	\$ -	\$ -	\$ 253	\$ 253	\$ 273	\$ 213	\$ 162	\$ -	\$ 26,621	\$ 14,050	\$ 22,842	\$ -
YTD \$	\$ -	\$ -	\$ 253	\$ 506	\$ 780	\$ 993	\$ 1,155	\$ 1,155	\$ 27,775	\$ 41,825	\$ 64,667	\$ 64,667
BP Length	30	30	30	30	30	36	30	30	30	30	30	30
HDD	89	268	706	865	1,088	1,628	919	383	117	23	4	6
CDD	104	5	-	-	-	-	-	1	107	201	207	229
Month Rate	\$ -	\$ -	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ -	\$ 10.130	\$ 10.130	\$ 10.130	\$ -
YTD Rate	\$ -	\$ -	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-100.0%	-100.0%	-91.8%	-90.6%	-89.5%	-93.9%	-90.5%	-100.0%	439.0%	360.7%	751.6%	-100.0%
YTD Use	-100.0%	-100.0%	-97.0%	-95.4%	-94.3%	-94.2%	-93.9%	-94.7%	3.2%	39.5%	98.0%	83.2%
Month \$	-100.0%	-100.0%	-91.8%	-90.6%	-89.5%	-93.9%	-90.5%	-100.0%	439.0%	360.7%	751.6%	-100.0%
YTD \$	-100.0%	-100.0%	-97.0%	-95.4%	-94.3%	-94.2%	-93.9%	-94.7%	3.2%	39.5%	98.0%	83.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	270	250	281	240	231	321	152	312	(2,140)	(1,086)	(1,990)	261
YTD Use	270	520	800	1,040	1,271	1,592	1,744	2,057	(84)	(1,170)	(3,160)	(2,899)

Cost Avoidance

Month Use \$	\$ 2,732	\$ 2,535	\$ 2,842	\$ 2,429	\$ 2,341	\$ 3,251	\$ 1,538	\$ 3,164	\$ (21,681)	\$ (11,000)	\$ (20,160)	\$ 2,641
YTD \$	\$ 2,732	\$ 5,267	\$ 8,108	\$ 10,537	\$ 12,879	\$ 16,130	\$ 17,668	\$ 20,832	\$ (850)	\$ (11,850)	\$ (32,010)	\$ (29,369)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-15 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	130	592	842	1,616	1,863	1,852	1,666	948	855	232	337	304
YTD Use	130	722	1,564	3,180	5,043	6,895	8,561	9,509	10,364	10,596	10,933	11,237
Month \$	\$ 2,583	\$ 11,763	\$ 16,731	\$ 32,106	\$ 37,019	\$ 36,800	\$ 33,104	\$ 18,837	\$ 16,989	\$ 4,610	\$ 6,696	\$ 6,041
YTD \$	\$ 2,583	\$ 14,346	\$ 31,077	\$ 63,183	\$ 100,202	\$ 137,002	\$ 170,106	\$ 188,943	\$ 205,932	\$ 210,542	\$ 217,238	\$ 223,279
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	92	382	544	750	771	913	770	293	188	30	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.869	\$ 19.870	\$ 19.871	\$ 19.868	\$ 19.871	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.869	\$ 19.872
YTD Rate	\$ 19.869	\$ 19.870	\$ 19.870	\$ 19.869	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870	\$ 19.870

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	285	732	1,539	1,785	2,383	2,531	1,767	744	300	192	163	166
YTD Use	285	1,017	2,556	4,341	6,724	9,255	11,022	11,766	12,067	12,258	12,421	12,587
Month \$	\$ 6,182	\$ 15,893	\$ 33,426	\$ 38,762	\$ 51,744	\$ 54,952	\$ 38,370	\$ 16,151	\$ 6,523	\$ 4,160	\$ 3,530	\$ 3,613
YTD \$	\$ 6,182	\$ 22,076	\$ 55,502	\$ 94,263	\$ 146,007	\$ 200,959	\$ 239,329	\$ 255,480	\$ 262,003	\$ 266,162	\$ 269,693	\$ 273,306
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	67	300	727	854	1,168	1,254	844	309	73	18	-	2
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-	603	979	1,613	1,623	1,634	1,606	931	231	176	139	126
YTD Use	-	603	1,582	3,195	4,818	6,452	8,059	8,989	9,221	9,397	9,536	9,662
Month \$	\$ -	\$ 13,093	\$ 21,257	\$ 35,023	\$ 35,240	\$ 35,488	\$ 34,878	\$ 20,208	\$ 5,024	\$ 3,821	\$ 3,018	\$ 2,736
YTD \$	\$ -	\$ 13,093	\$ 34,350	\$ 69,373	\$ 104,613	\$ 140,101	\$ 174,979	\$ 195,187	\$ 200,211	\$ 204,033	\$ 207,051	\$ 209,787
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	67	300	727	854	1,168	1,254	844	309	73	18	-	2
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ -	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ -	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-100.0%	-17.6%	-36.4%	-9.6%	-31.9%	-35.4%	-9.1%	25.1%	-23.0%	-8.1%	-14.5%	-24.3%
YTD Use	-100.0%	-40.7%	-38.1%	-26.4%	-28.4%	-30.3%	-26.9%	-23.6%	-23.6%	-23.3%	-23.2%	-23.2%
Month \$	-100.0%	-17.6%	-36.4%	-9.6%	-31.9%	-35.4%	-9.1%	25.1%	-23.0%	-8.1%	-14.5%	-24.3%
YTD \$	-100.0%	-40.7%	-38.1%	-26.4%	-28.4%	-30.3%	-26.9%	-23.6%	-23.6%	-23.3%	-23.2%	-23.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	285	129	560	172	760	896	161	(187)	69	16	24	40
YTD Use	285	414	974	1,146	1,906	2,803	2,964	2,777	2,846	2,861	2,885	2,925

Cost Avoidance

Month Use \$	\$ 6,182	\$ 2,800	\$ 12,169	\$ 3,739	\$ 16,504	\$ 19,464	\$ 3,492	\$ (4,057)	\$ 1,499	\$ 338	\$ 512	\$ 877
YTD \$	\$ 6,182	\$ 8,983	\$ 21,152	\$ 24,890	\$ 41,394	\$ 60,858	\$ 64,350	\$ 60,293	\$ 61,792	\$ 62,130	\$ 62,642	\$ 63,519

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-15 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	379	407	375	390	335	340	361	454	331	400	299	502
YTD Use	379	786	1,161	1,551	1,886	2,226	2,587	3,041	3,372	3,772	4,071	4,573
Month \$	\$ 3,513	\$ 3,773	\$ 3,476	\$ 3,620	\$ 3,105	\$ 3,152	\$ 3,346	\$ 4,209	\$ 3,068	\$ 3,708	\$ 2,772	\$ 4,654
YTD \$	\$ 3,513	\$ 7,286	\$ 10,762	\$ 14,382	\$ 17,487	\$ 20,639	\$ 23,985	\$ 28,194	\$ 31,262	\$ 34,970	\$ 37,742	\$ 42,396
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.269	\$ 9.270	\$ 9.269	\$ 9.282	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.270	\$ 9.271	\$ 9.271
YTD Rate	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.273	\$ 9.272	\$ 9.272	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	379	407	375	390	335	340	361	454	331	400	270	466
YTD Use	379	786	1,161	1,551	1,886	2,226	2,587	3,041	3,372	3,772	4,042	4,508
Month \$	\$ 3,839	\$ 4,123	\$ 3,799	\$ 3,951	\$ 3,393	\$ 3,444	\$ 3,657	\$ 4,599	\$ 3,353	\$ 4,052	\$ 2,736	\$ 4,722
YTD \$	\$ 3,839	\$ 7,962	\$ 11,760	\$ 15,711	\$ 19,104	\$ 22,548	\$ 26,205	\$ 30,804	\$ 34,157	\$ 38,209	\$ 40,944	\$ 45,667
BP Length	30	31	30	31	31	28	31	30	31	30	28	30
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	218	213
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	84	226	229	157	230	223	201	192	269	201	194	105
YTD Use	84	310	539	696	926	1,149	1,350	1,542	1,811	2,012	2,206	2,311
Month \$	\$ 851	\$ 2,289	\$ 2,320	\$ 1,590	\$ 2,330	\$ 2,259	\$ 2,036	\$ 1,945	\$ 2,725	\$ 2,036	\$ 1,965	\$ 1,064
YTD \$	\$ 851	\$ 3,140	\$ 5,460	\$ 7,050	\$ 9,380	\$ 11,639	\$ 13,675	\$ 15,620	\$ 18,345	\$ 20,381	\$ 22,346	\$ 23,410
BP Length	30	31	30	31	31	28	31	30	31	30	28	30
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	218	213
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-77.8%	-44.5%	-38.9%	-59.7%	-31.3%	-34.4%	-44.3%	-57.7%	-18.7%	-49.8%	-28.2%	-77.5%
YTD Use	-77.8%	-60.6%	-53.6%	-55.1%	-50.9%	-48.4%	-47.8%	-49.3%	-46.3%	-46.7%	-45.4%	-48.7%
Month \$	-77.8%	-44.5%	-38.9%	-59.7%	-31.3%	-34.4%	-44.3%	-57.7%	-18.7%	-49.8%	-28.2%	-77.5%
YTD \$	-77.8%	-60.6%	-53.6%	-55.1%	-50.9%	-48.4%	-47.8%	-49.3%	-46.3%	-46.7%	-45.4%	-48.7%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	295	181	146	233	105	117	160	262	62	199	76	361
YTD Use	295	476	622	855	960	1,077	1,237	1,499	1,561	1,760	1,836	2,197

Cost Avoidance

Month Use \$	\$ 2,988	\$ 1,833	\$ 1,479	\$ 2,360	\$ 1,064	\$ 1,185	\$ 1,621	\$ 2,654	\$ 628	\$ 2,016	\$ 771	\$ 3,658
YTD \$	\$ 2,988	\$ 4,822	\$ 6,301	\$ 8,661	\$ 9,724	\$ 10,910	\$ 12,530	\$ 15,184	\$ 15,812	\$ 17,828	\$ 18,599	\$ 22,257

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-17 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	154	553	1,282	2,169	2,447	2,198	2,177	1,062	572	216	143	129
YTD Use	154	707	1,989	4,158	6,605	8,803	10,980	12,042	12,614	12,830	12,973	13,102
Month \$	\$ 3,060	\$ 10,988	\$ 25,476	\$ 43,099	\$ 48,623	\$ 43,676	\$ 43,258	\$ 21,103	\$ 11,366	\$ 4,292	\$ 2,841	\$ 2,563
YTD \$	\$ 3,060	\$ 14,048	\$ 39,524	\$ 82,623	\$ 131,246	\$ 174,922	\$ 218,180	\$ 239,283	\$ 250,649	\$ 254,941	\$ 257,782	\$ 260,345
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	63	326	484	688	709	857	709	243	144	20	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.870	\$ 19.870	\$ 19.872	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.867	\$ 19.868
YTD Rate	\$ 19.870	\$ 19.870	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	225	792	1,954	2,303	3,176	3,421	2,276	821	260	135	101	98
YTD Use	225	1,017	2,970	5,273	8,449	11,871	14,147	14,967	15,228	15,362	15,464	15,561
Month \$	\$ 4,882	\$ 17,196	\$ 42,418	\$ 49,998	\$ 68,962	\$ 74,289	\$ 49,425	\$ 17,816	\$ 5,649	\$ 2,923	\$ 2,199	\$ 2,126
YTD \$	\$ 4,882	\$ 22,079	\$ 64,497	\$ 114,495	\$ 183,457	\$ 257,746	\$ 307,172	\$ 324,988	\$ 330,637	\$ 333,560	\$ 335,759	\$ 337,885
BP Length	30	31	30	31	31	28	31	30	31	30	30	29
HDD	45	248	667	792	1,106	1,198	782	259	56	12	-	-
CDD	71	4	-	-	-	-	-	1	129	184	246	186
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	179	782	1,811	2,791	3,087	3,044	2,460	1,279	294	164	17	140
YTD Use	179	961	2,772	5,563	8,650	11,694	14,154	15,433	15,727	15,891	15,908	16,048
Month \$	\$ 3,887	\$ 16,980	\$ 39,322	\$ 60,601	\$ 67,028	\$ 66,094	\$ 53,414	\$ 27,771	\$ 6,384	\$ 3,561	\$ 358	\$ 3,040
YTD \$	\$ 3,887	\$ 20,866	\$ 60,188	\$ 120,789	\$ 187,817	\$ 253,912	\$ 307,326	\$ 335,097	\$ 341,480	\$ 345,041	\$ 345,400	\$ 348,439
BP Length	30	31	30	31	31	28	31	30	31	30	30	29
HDD	45	248	667	792	1,106	1,198	782	259	56	12	-	-
CDD	71	4	-	-	-	-	-	1	129	184	246	186
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-20.4%	-1.3%	-7.3%	21.2%	-2.8%	-11.0%	8.1%	55.9%	13.0%	21.8%	-83.7%	43.0%
YTD Use	-20.4%	-5.5%	-6.7%	5.5%	2.4%	-1.5%	0.1%	3.1%	3.3%	3.4%	2.9%	3.1%
Month \$	-20.4%	-1.3%	-7.3%	21.2%	-2.8%	-11.0%	8.1%	55.9%	13.0%	21.8%	-83.7%	43.0%
YTD \$	-20.4%	-5.5%	-6.7%	5.5%	2.4%	-1.5%	0.1%	3.1%	3.3%	3.4%	2.9%	3.1%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	46	10	143	(488)	89	377	(184)	(458)	(34)	(29)	85	(42)
YTD Use	46	56	198	(290)	(201)	177	(7)	(466)	(499)	(529)	(444)	(486)

Cost Avoidance

Month Use \$	\$ 996	\$ 217	\$ 3,096	\$ (10,603)	\$ 1,934	\$ 8,195	\$ (3,989)	\$ (9,955)	\$ (734)	\$ (638)	\$ 1,841	\$ (914)
YTD \$	\$ 996	\$ 1,213	\$ 4,308	\$ (6,295)	\$ (4,361)	\$ 3,834	\$ (154)	\$ (10,109)	\$ (10,843)	\$ (11,481)	\$ (9,640)	\$ (10,554)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-17 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	244	346	400	452	318	557	489	763	585	695	572	866
YTD Use	244	590	990	1,442	1,760	2,317	2,806	3,569	4,154	4,849	5,421	6,287
Month \$	\$ 2,262	\$ 3,207	\$ 3,708	\$ 4,194	\$ 2,948	\$ 5,163	\$ 4,533	\$ 7,073	\$ 5,423	\$ 6,443	\$ 5,302	\$ 8,028
YTD \$	\$ 2,262	\$ 5,469	\$ 9,177	\$ 13,371	\$ 16,319	\$ 21,482	\$ 26,015	\$ 33,088	\$ 38,511	\$ 44,954	\$ 50,256	\$ 58,284
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.279	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.269	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.273	\$ 9.272	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271	\$ 9.271

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	244	346	400	452	318	557	489	763	585	695	572	866
YTD Use	244	590	990	1,442	1,760	2,317	2,806	3,569	4,154	4,849	5,421	6,287
Month \$	\$ 2,472	\$ 3,505	\$ 4,052	\$ 4,579	\$ 3,221	\$ 5,642	\$ 4,953	\$ 7,729	\$ 5,926	\$ 7,040	\$ 5,794	\$ 8,772
YTD \$	\$ 2,472	\$ 5,976	\$ 10,028	\$ 14,607	\$ 17,828	\$ 23,470	\$ 28,424	\$ 36,153	\$ 42,078	\$ 49,118	\$ 54,913	\$ 63,685
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	10	1,221	385	404	383	418	357	108	389	391	103	871
YTD Use	10	1,231	1,616	2,020	2,403	2,821	3,178	3,286	3,675	4,066	4,169	5,040
Month \$	\$ 101	\$ 12,368	\$ 3,900	\$ 4,092	\$ 3,880	\$ 4,234	\$ 3,616	\$ 1,094	\$ 3,940	\$ 3,961	\$ 1,043	\$ 8,823
YTD \$	\$ 101	\$ 12,470	\$ 16,369	\$ 20,462	\$ 24,341	\$ 28,576	\$ 32,192	\$ 33,286	\$ 37,226	\$ 41,187	\$ 42,230	\$ 51,053
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-95.9%	252.9%	-3.8%	-10.6%	20.4%	-25.0%	-27.0%	-85.8%	-33.5%	-43.7%	-82.0%	0.6%
YTD Use	-95.9%	108.6%	63.2%	40.1%	36.5%	21.8%	13.3%	-7.9%	-11.5%	-16.1%	-23.1%	-19.8%
Month \$	-95.9%	252.9%	-3.8%	-10.6%	20.4%	-25.0%	-27.0%	-85.8%	-33.5%	-43.7%	-82.0%	0.6%
YTD \$	-95.9%	108.6%	63.2%	40.1%	36.5%	21.8%	13.3%	-7.9%	-11.5%	-16.1%	-23.1%	-19.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	234	(875)	15	48	(65)	139	132	655	196	304	469	(5)
YTD Use	234	(641)	(626)	(578)	(643)	(504)	(372)	283	479	783	1,252	1,247

Cost Avoidance

Month Use \$	\$ 2,370	\$ (8,863)	\$ 152	\$ 486	\$ (658)	\$ 1,408	\$ 1,337	\$ 6,635	\$ 1,985	\$ 3,079	\$ 4,751	\$ (51)
YTD \$	\$ 2,370	\$ (6,493)	\$ (6,341)	\$ (5,855)	\$ (6,513)	\$ (5,105)	\$ (3,768)	\$ 2,867	\$ 4,852	\$ 7,931	\$ 12,682	\$ 12,632

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-20 Electric

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	84,432	73,196	70,953	76,009	90,147	75,593	74,397	70,170	66,203	70,897	83,634	91,172
YTD Use	84,432	157,628	228,581	304,590	394,737	470,330	544,727	614,897	681,100	751,997	835,631	926,803
Month \$	\$ 9,612	\$ 8,333	\$ 8,078	\$ 8,654	\$ 10,263	\$ 8,606	\$ 8,470	\$ 7,989	\$ 7,537	\$ 8,071	\$ 9,522	\$ 10,380
YTD \$	\$ 9,612	\$ 17,945	\$ 26,023	\$ 34,677	\$ 44,940	\$ 53,546	\$ 62,016	\$ 70,005	\$ 77,542	\$ 85,613	\$ 95,135	\$ 105,515
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	84,432	73,196	70,953	76,009	90,147	75,593	74,397	70,170	66,203	70,897	83,634	91,172
YTD Use	84,432	157,628	228,581	304,590	394,737	470,330	544,727	614,897	681,100	751,997	835,631	926,803
Month \$	\$ 9,608	\$ 8,330	\$ 8,074	\$ 8,650	\$ 10,259	\$ 8,602	\$ 8,466	\$ 7,985	\$ 7,534	\$ 8,068	\$ 9,518	\$ 10,375
YTD \$	\$ 9,608	\$ 17,938	\$ 26,013	\$ 34,662	\$ 44,921	\$ 53,524	\$ 61,990	\$ 69,975	\$ 77,509	\$ 85,577	\$ 95,095	\$ 105,470
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	119,440	83,600	105,800	168,046	200,017	217,344	136,361	97,678	92,804	106,512	112,743	126,342
YTD Use	119,440	203,040	308,840	476,886	676,903	894,247	1,030,608	1,128,286	1,221,090	1,327,602	1,440,345	1,566,687
Month \$	\$ 13,592	\$ 9,514	\$ 12,040	\$ 19,124	\$ 22,762	\$ 24,734	\$ 15,518	\$ 11,116	\$ 10,561	\$ 12,121	\$ 12,830	\$ 14,378
YTD \$	\$ 13,592	\$ 23,106	\$ 35,146	\$ 54,270	\$ 77,032	\$ 101,765	\$ 117,283	\$ 128,399	\$ 138,960	\$ 151,081	\$ 163,911	\$ 178,289
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114
YTD Rate	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114	\$ 0.114

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	41.5%	14.2%	49.1%	121.1%	121.9%	187.5%	83.3%	39.2%	40.2%	50.2%	34.8%	38.6%
YTD Use	41.5%	28.8%	35.1%	56.6%	71.5%	90.1%	89.2%	83.5%	79.3%	76.5%	72.4%	69.0%
Month \$	41.5%	14.2%	49.1%	121.1%	121.9%	187.5%	83.3%	39.2%	40.2%	50.2%	34.8%	38.6%
YTD \$	41.5%	28.8%	35.1%	56.6%	71.5%	90.1%	89.2%	83.5%	79.3%	76.5%	72.4%	69.0%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(35,008)	(10,404)	(34,847)	(92,037)	(109,870)	(141,751)	(61,964)	(27,508)	(26,601)	(35,615)	(29,109)	(35,170)
YTD Use	(35,008)	(45,412)	(80,259)	(172,296)	(282,166)	(423,917)	(485,881)	(513,389)	(539,990)	(575,605)	(604,714)	(639,884)

Cost Avoidance

Month Use \$	\$ (3,984)	\$ (1,184)	\$ (3,966)	\$ (10,474)	\$ (12,503)	\$ (16,131)	\$ (7,052)	\$ (3,130)	\$ (3,027)	\$ (4,053)	\$ (3,313)	\$ (4,002)
YTD \$	\$ (3,984)	\$ (5,168)	\$ (9,133)	\$ (19,607)	\$ (32,110)	\$ (48,242)	\$ (55,293)	\$ (58,424)	\$ (61,451)	\$ (65,504)	\$ (68,816)	\$ (72,819)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-20 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	212	867	1,714	3,700	4,290	4,764	4,436	2,036	1,058	461	146	159
YTD Use	212	1,079	2,793	6,493	10,783	15,547	19,983	22,019	23,077	23,538	23,684	23,843
Month \$	\$ 4,213	\$ 17,228	\$ 34,059	\$ 73,522	\$ 85,247	\$ 94,665	\$ 88,148	\$ 40,457	\$ 21,024	\$ 9,161	\$ 2,901	\$ 3,159
YTD \$	\$ 4,213	\$ 21,441	\$ 55,500	\$ 129,022	\$ 214,269	\$ 308,934	\$ 397,082	\$ 437,539	\$ 458,563	\$ 467,724	\$ 470,625	\$ 473,784
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	53	300	454	657	678	829	679	221	125	16	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.870	\$ 19.868
YTD Rate	\$ 19.873	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	289	1,345	3,685	4,385	6,161	6,689	4,332	1,421	362	145	91	91
YTD Use	289	1,633	5,318	9,703	15,864	22,553	26,884	28,305	28,667	28,812	28,903	28,994
Month \$	\$ 6,268	\$ 29,196	\$ 80,011	\$ 95,215	\$ 133,772	\$ 145,228	\$ 94,051	\$ 30,849	\$ 7,864	\$ 3,141	\$ 1,979	\$ 1,979
YTD \$	\$ 6,268	\$ 35,464	\$ 115,474	\$ 210,690	\$ 344,462	\$ 489,690	\$ 583,740	\$ 614,589	\$ 622,453	\$ 625,594	\$ 627,574	\$ 629,553
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	36	222	637	761	1,075	1,170	751	236	48	10	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	217	254	268	380	379	399	399	303	227	221	206	176
YTD Use	217	471	739	1,119	1,498	1,897	2,296	2,600	2,827	3,048	3,254	3,430
Month \$	\$ 4,712	\$ 5,509	\$ 5,821	\$ 8,257	\$ 8,234	\$ 8,659	\$ 8,670	\$ 6,588	\$ 4,933	\$ 4,799	\$ 4,469	\$ 3,821
YTD \$	\$ 4,712	\$ 10,220	\$ 16,042	\$ 24,299	\$ 32,533	\$ 41,192	\$ 49,862	\$ 56,449	\$ 61,383	\$ 66,181	\$ 70,650	\$ 74,471
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	36	222	637	761	1,075	1,170	751	236	48	10	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-24.8%	-81.1%	-92.7%	-91.3%	-93.8%	-94.0%	-90.8%	-78.6%	-37.3%	52.8%	125.8%	93.1%
YTD Use	-24.8%	-71.2%	-86.1%	-88.5%	-90.6%	-91.6%	-91.5%	-90.8%	-90.1%	-89.4%	-88.7%	-88.2%
Month \$	-24.8%	-81.1%	-92.7%	-91.3%	-93.8%	-94.0%	-90.8%	-78.6%	-37.3%	52.8%	125.8%	93.1%
YTD \$	-24.8%	-71.2%	-86.1%	-88.5%	-90.6%	-91.6%	-91.5%	-90.8%	-90.1%	-89.4%	-88.7%	-88.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	72	1,091	3,417	4,005	5,782	6,290	3,932	1,117	135	(76)	(115)	(85)
YTD Use	72	1,163	4,579	8,584	14,366	20,656	24,588	25,705	25,840	25,764	25,649	25,564

Cost Avoidance

Month Use \$	\$ 1,556	\$ 23,688	\$ 74,189	\$ 86,958	\$ 125,539	\$ 136,569	\$ 85,381	\$ 24,261	\$ 2,931	\$ (1,657)	\$ (2,489)	\$ (1,842)
YTD \$	\$ 1,556	\$ 25,243	\$ 99,433	\$ 186,391	\$ 311,929	\$ 448,498	\$ 533,879	\$ 558,139	\$ 561,070	\$ 559,413	\$ 556,924	\$ 555,082

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-20 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	1,363	821	1,139	1,023	1,287	907	1,340	1,219	3,533	1,488	1,179	1,018
YTD Use	1,363	2,184	3,323	4,346	5,633	6,540	7,880	9,099	12,632	14,120	15,299	16,317
Month \$	\$ 12,635	\$ 7,611	\$ 10,559	\$ 9,482	\$ 11,930	\$ 8,408	\$ 12,422	\$ 11,300	\$ 32,751	\$ 13,794	\$ 10,929	\$ 9,437
YTD \$	\$ 12,635	\$ 20,246	\$ 30,805	\$ 40,287	\$ 52,217	\$ 60,625	\$ 73,047	\$ 84,347	\$ 117,098	\$ 130,892	\$ 141,821	\$ 151,258
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	1,363	821	1,139	1,023	1,287	907	1,340	1,219	3,533	1,488	1,179	1,018
YTD Use	1,363	2,184	3,323	4,346	5,633	6,540	7,880	9,099	12,632	14,120	15,299	16,317
Month \$	\$ 13,807	\$ 8,316	\$ 11,538	\$ 10,363	\$ 13,037	\$ 9,188	\$ 13,574	\$ 12,348	\$ 35,788	\$ 15,073	\$ 11,943	\$ 10,312
YTD \$	\$ 13,807	\$ 22,123	\$ 33,661	\$ 44,023	\$ 57,060	\$ 66,248	\$ 79,821	\$ 92,169	\$ 127,957	\$ 143,030	\$ 154,973	\$ 165,285
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	288	62	49	34	25	32	36	32	64	33	66	51
YTD Use	288	350	399	433	458	490	526	558	622	655	721	772
Month \$	\$ 2,917	\$ 628	\$ 496	\$ 344	\$ 253	\$ 324	\$ 365	\$ 324	\$ 648	\$ 334	\$ 669	\$ 517
YTD \$	\$ 2,917	\$ 3,545	\$ 4,042	\$ 4,386	\$ 4,639	\$ 4,964	\$ 5,328	\$ 5,652	\$ 6,301	\$ 6,635	\$ 7,303	\$ 7,820
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-78.9%	-92.4%	-95.7%	-96.7%	-98.1%	-96.5%	-97.3%	-97.4%	-98.2%	-97.8%	-94.4%	-95.0%
YTD Use	-78.9%	-84.0%	-88.0%	-90.0%	-91.9%	-92.5%	-93.3%	-93.9%	-95.1%	-95.4%	-95.3%	-95.3%
Month \$	-78.9%	-92.4%	-95.7%	-96.7%	-98.1%	-96.5%	-97.3%	-97.4%	-98.2%	-97.8%	-94.4%	-95.0%
YTD \$	-78.9%	-84.0%	-88.0%	-90.0%	-91.9%	-92.5%	-93.3%	-93.9%	-95.1%	-95.4%	-95.3%	-95.3%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	1,075	759	1,090	989	1,262	875	1,304	1,187	3,469	1,455	1,113	967
YTD Use	1,075	1,834	2,924	3,913	5,175	6,050	7,354	8,541	12,010	13,465	14,578	15,545

Cost Avoidance

Month Use \$	\$ 10,889	\$ 7,688	\$ 11,041	\$ 10,018	\$ 12,784	\$ 8,863	\$ 13,209	\$ 12,024	\$ 35,140	\$ 14,739	\$ 11,274	\$ 9,795
YTD \$	\$ 10,889	\$ 18,578	\$ 29,619	\$ 39,637	\$ 52,421	\$ 61,284	\$ 74,493	\$ 86,517	\$ 121,657	\$ 136,395	\$ 147,669	\$ 157,465

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-31 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	64	467	738	1,111	1,151	1,444	1,160	333	168	15	-	-
YTD Use	64	531	1,269	2,380	3,531	4,975	6,135	6,468	6,636	6,651	6,651	6,651
Month \$	\$ 1,262	\$ 9,288	\$ 14,664	\$ 22,088	\$ 22,868	\$ 28,696	\$ 23,054	\$ 6,608	\$ 3,341	\$ 297	\$ -	\$ -
YTD \$	\$ 1,262	\$ 10,550	\$ 25,214	\$ 47,302	\$ 70,170	\$ 98,866	\$ 121,920	\$ 128,528	\$ 131,869	\$ 132,166	\$ 132,166	\$ 132,166
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	34	250	395	595	616	773	621	178	90	8	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.719	\$ 19.889	\$ 19.870	\$ 19.881	\$ 19.868	\$ 19.873	\$ 19.874	\$ 19.844	\$ 19.887	\$ 19.800	\$ -	\$ -
YTD Rate	\$ 19.719	\$ 19.868	\$ 19.869	\$ 19.875	\$ 19.873	\$ 19.873	\$ 19.873	\$ 19.871	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	43	327	1,078	1,305	1,893	2,081	1,288	359	61	12	1	1
YTD Use	43	369	1,448	2,753	4,646	6,727	8,015	8,374	8,435	8,447	8,448	8,448
Month \$	\$ 927	\$ 7,091	\$ 23,414	\$ 28,342	\$ 41,097	\$ 45,192	\$ 27,957	\$ 7,801	\$ 1,333	\$ 257	\$ 15	\$ 15
YTD \$	\$ 927	\$ 8,018	\$ 31,433	\$ 59,775	\$ 100,872	\$ 146,063	\$ 174,021	\$ 181,821	\$ 183,154	\$ 183,411	\$ 183,426	\$ 183,441
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	23	175	577	699	1,013	1,114	689	192	33	6	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	67	240	336	610	580	568	367	405	72	57	54	59
YTD Use	67	307	643	1,253	1,833	2,401	2,768	3,173	3,245	3,303	3,356	3,416
Month \$	\$ 1,455	\$ 5,211	\$ 7,296	\$ 13,245	\$ 12,600	\$ 12,333	\$ 7,958	\$ 8,798	\$ 1,572	\$ 1,240	\$ 1,168	\$ 1,290
YTD \$	\$ 1,455	\$ 6,666	\$ 13,961	\$ 27,206	\$ 39,806	\$ 52,139	\$ 60,097	\$ 68,895	\$ 70,467	\$ 71,707	\$ 72,875	\$ 74,165
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	23	175	577	699	1,013	1,114	689	192	33	6	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	57.0%	-26.5%	-68.8%	-53.3%	-69.3%	-72.7%	-71.5%	12.8%	18.0%	381.5%	7894.6%	8726.8%
YTD Use	57.0%	-16.9%	-55.6%	-54.5%	-60.5%	-64.3%	-65.5%	-62.1%	-61.5%	-60.9%	-60.3%	-59.6%
Month \$	57.0%	-26.5%	-68.8%	-53.3%	-69.3%	-72.7%	-71.5%	12.8%	18.0%	381.5%	7894.6%	8726.8%
YTD \$	57.0%	-16.9%	-55.6%	-54.5%	-60.5%	-64.3%	-65.5%	-62.1%	-61.5%	-60.9%	-60.3%	-59.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(24)	87	742	695	1,312	1,513	921	(46)	(11)	(45)	(53)	(59)
YTD Use	(24)	62	805	1,500	2,812	4,326	5,247	5,201	5,190	5,145	5,091	5,033

Cost Avoidance

Month Use \$	\$ (528)	\$ 1,880	\$ 16,119	\$ 15,097	\$ 28,497	\$ 32,859	\$ 19,999	\$ (997)	\$ (239)	\$ (982)	\$ (1,154)	\$ (1,275)
YTD \$	\$ (528)	\$ 1,352	\$ 17,471	\$ 32,569	\$ 61,065	\$ 93,924	\$ 113,923	\$ 112,926	\$ 112,687	\$ 111,704	\$ 110,551	\$ 109,276

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-31 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	341	267	258	267	255	181	382	411	97	491	325	381
YTD Use	341	608	866	1,133	1,388	1,569	1,951	2,362	2,459	2,950	3,275	3,656
Month \$	\$ 3,161	\$ 2,475	\$ 2,392	\$ 2,471	\$ 2,364	\$ 1,678	\$ 3,541	\$ 3,810	\$ 899	\$ 4,552	\$ 3,013	\$ 3,532
YTD \$	\$ 3,161	\$ 5,636	\$ 8,028	\$ 10,499	\$ 12,863	\$ 14,541	\$ 18,082	\$ 21,892	\$ 22,791	\$ 27,343	\$ 30,356	\$ 33,888
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.270	\$ 9.270	\$ 9.271	\$ 9.255	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.268	\$ 9.271	\$ 9.271	\$ 9.270
YTD Rate	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.267	\$ 9.267	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.269	\$ 9.269	\$ 9.269

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	341	267	258	267	255	181	382	411	97	491	325	381
YTD Use	341	608	866	1,133	1,388	1,569	1,951	2,362	2,459	2,950	3,275	3,656
Month \$	\$ 3,454	\$ 2,705	\$ 2,613	\$ 2,705	\$ 2,583	\$ 1,833	\$ 3,870	\$ 4,163	\$ 983	\$ 4,974	\$ 3,292	\$ 3,859
YTD \$	\$ 3,454	\$ 6,159	\$ 8,772	\$ 11,477	\$ 14,060	\$ 15,893	\$ 19,763	\$ 23,926	\$ 24,909	\$ 29,882	\$ 33,174	\$ 37,034
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	118	104	104	107	112	100	104	150	58	58	58	150
YTD Use	118	222	326	433	545	645	749	899	957	1,015	1,073	1,223
Month \$	\$ 1,195	\$ 1,053	\$ 1,053	\$ 1,084	\$ 1,135	\$ 1,013	\$ 1,053	\$ 1,519	\$ 588	\$ 588	\$ 588	\$ 1,519
YTD \$	\$ 1,195	\$ 2,249	\$ 3,302	\$ 4,386	\$ 5,521	\$ 6,534	\$ 7,587	\$ 9,107	\$ 9,694	\$ 10,282	\$ 10,869	\$ 12,389
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-65.4%	-61.0%	-59.7%	-59.9%	-56.1%	-44.8%	-72.8%	-63.5%	-40.2%	-88.2%	-82.2%	-60.6%
YTD Use	-65.4%	-63.5%	-62.4%	-61.8%	-60.7%	-58.9%	-61.6%	-61.9%	-61.1%	-65.6%	-67.2%	-66.5%
Month \$	-65.4%	-61.0%	-59.7%	-59.9%	-56.1%	-44.8%	-72.8%	-63.5%	-40.2%	-88.2%	-82.2%	-60.6%
YTD \$	-65.4%	-63.5%	-62.4%	-61.8%	-60.7%	-58.9%	-61.6%	-61.9%	-61.1%	-65.6%	-67.2%	-66.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	223	163	154	160	143	81	278	261	39	433	267	231
YTD Use	223	386	540	700	843	924	1,202	1,463	1,502	1,935	2,202	2,433

Cost Avoidance

Month Use \$	\$ 2,259	\$ 1,651	\$ 1,560	\$ 1,621	\$ 1,449	\$ 820	\$ 2,816	\$ 2,644	\$ 395	\$ 4,386	\$ 2,705	\$ 2,340
YTD \$	\$ 2,259	\$ 3,910	\$ 5,470	\$ 7,091	\$ 8,539	\$ 9,360	\$ 12,176	\$ 14,820	\$ 15,215	\$ 19,601	\$ 22,305	\$ 24,645

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-40 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	64	213	291	390	401	466	400	168	114	23	2	-
YTD Use	64	277	568	958	1,359	1,825	2,225	2,393	2,507	2,530	2,532	2,532
Month \$	\$ 1,281	\$ 4,226	\$ 5,775	\$ 7,766	\$ 7,965	\$ 9,265	\$ 7,955	\$ 3,337	\$ 2,257	\$ 449	\$ 38	\$ -
YTD \$	\$ 1,281	\$ 5,507	\$ 11,282	\$ 19,048	\$ 27,013	\$ 36,278	\$ 44,233	\$ 47,570	\$ 49,827	\$ 50,276	\$ 50,314	\$ 50,314
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 20.016	\$ 19.840	\$ 19.845	\$ 19.913	\$ 19.863	\$ 19.882	\$ 19.888	\$ 19.863	\$ 19.798	\$ 19.522	\$ 19.000	\$ -
YTD Rate	\$ 20.016	\$ 19.881	\$ 19.863	\$ 19.883	\$ 19.877	\$ 19.878	\$ 19.880	\$ 19.879	\$ 19.875	\$ 19.872	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	47	171	379	440	592	630	436	176	46	13	1	4
YTD Use	47	218	597	1,038	1,629	2,259	2,695	2,871	2,916	2,930	2,930	2,934
Month \$	\$ 1,028	\$ 3,715	\$ 8,222	\$ 9,563	\$ 12,844	\$ 13,678	\$ 9,464	\$ 3,814	\$ 997	\$ 287	\$ 11	\$ 79
YTD \$	\$ 1,028	\$ 4,743	\$ 12,965	\$ 22,528	\$ 35,372	\$ 49,050	\$ 58,514	\$ 62,328	\$ 63,325	\$ 63,612	\$ 63,623	\$ 63,702
BP Length	30	31	30	31	31	28	31	30	31	30	31	30
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	191
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	15	18	42	65	77	80	53	22	16	13	13	11
YTD Use	15	33	75	140	217	297	350	372	388	401	414	426
Month \$	\$ 326	\$ 391	\$ 912	\$ 1,411	\$ 1,670	\$ 1,731	\$ 1,155	\$ 482	\$ 350	\$ 282	\$ 284	\$ 245
YTD \$	\$ 326	\$ 717	\$ 1,628	\$ 3,040	\$ 4,710	\$ 6,440	\$ 7,595	\$ 8,077	\$ 8,427	\$ 8,709	\$ 8,994	\$ 9,239
BP Length	30	31	30	31	31	28	31	30	31	30	31	30
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	191
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-68.3%	-89.5%	-88.9%	-85.2%	-87.0%	-87.3%	-87.8%	-87.4%	-64.9%	-1.7%	2464.8%	212.4%
YTD Use	-68.3%	-84.9%	-87.4%	-86.5%	-86.7%	-86.9%	-87.0%	-87.0%	-86.7%	-86.3%	-85.9%	-85.5%
Month \$	-68.3%	-89.5%	-88.9%	-85.2%	-87.0%	-87.3%	-87.8%	-87.4%	-64.9%	-1.7%	2464.8%	212.4%
YTD \$	-68.3%	-84.9%	-87.4%	-86.5%	-86.7%	-86.9%	-87.0%	-87.0%	-86.7%	-86.3%	-85.9%	-85.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	32	153	337	375	515	550	383	153	30	0	(13)	(8)
YTD Use	32	185	522	898	1,412	1,962	2,345	2,499	2,528	2,529	2,516	2,508

Cost Avoidance

Month Use \$	\$ 702	\$ 3,324	\$ 7,310	\$ 8,152	\$ 11,175	\$ 11,947	\$ 8,309	\$ 3,332	\$ 647	\$ 5	\$ (273)	\$ (167)
YTD \$	\$ 702	\$ 4,026	\$ 11,336	\$ 19,488	\$ 30,663	\$ 42,610	\$ 50,919	\$ 54,251	\$ 54,898	\$ 54,903	\$ 54,630	\$ 54,463

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-40 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	179	112	78	110	75	100	130	95	107	192	89	59
YTD Use	179	291	369	479	554	654	784	879	986	1,178	1,267	1,326
Month \$	\$ 1,659	\$ 1,038	\$ 723	\$ 1,022	\$ 695	\$ 927	\$ 1,205	\$ 881	\$ 992	\$ 1,780	\$ 825	\$ 547
YTD \$	\$ 1,659	\$ 2,697	\$ 3,420	\$ 4,442	\$ 5,137	\$ 6,064	\$ 7,269	\$ 8,150	\$ 9,142	\$ 10,922	\$ 11,747	\$ 12,294
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.291	\$ 9.267	\$ 9.270	\$ 9.269	\$ 9.274	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.271
YTD Rate	\$ 9.268	\$ 9.268	\$ 9.268	\$ 9.273	\$ 9.273	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.272	\$ 9.271

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	179	112	78	110	75	100	130	95	107	192	89	59
YTD Use	179	291	369	479	554	654	784	879	986	1,178	1,267	1,326
Month \$	\$ 1,813	\$ 1,135	\$ 790	\$ 1,114	\$ 760	\$ 1,013	\$ 1,317	\$ 962	\$ 1,084	\$ 1,945	\$ 902	\$ 598
YTD \$	\$ 1,813	\$ 2,948	\$ 3,738	\$ 4,852	\$ 5,612	\$ 6,625	\$ 7,942	\$ 8,904	\$ 9,988	\$ 11,933	\$ 12,834	\$ 13,432
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	205	198	148	114	126	66	121	73	128	72	114	105
YTD Use	205	403	551	665	791	857	978	1,051	1,179	1,251	1,365	1,470
Month \$	\$ 2,077	\$ 2,006	\$ 1,499	\$ 1,155	\$ 1,276	\$ 669	\$ 1,226	\$ 739	\$ 1,297	\$ 729	\$ 1,155	\$ 1,064
YTD \$	\$ 2,077	\$ 4,082	\$ 5,581	\$ 6,736	\$ 8,013	\$ 8,681	\$ 9,907	\$ 10,646	\$ 11,943	\$ 12,672	\$ 13,827	\$ 14,891
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	14.5%	76.8%	89.7%	3.6%	68.0%	-34.0%	-6.9%	-23.2%	19.6%	-62.5%	28.1%	78.0%
YTD Use	14.5%	38.5%	49.3%	38.8%	42.8%	31.0%	24.7%	19.6%	19.6%	6.2%	7.7%	10.9%
Month \$	14.5%	76.8%	89.7%	3.6%	68.0%	-34.0%	-6.9%	-23.2%	19.6%	-62.5%	28.1%	78.0%
YTD \$	14.5%	38.5%	49.3%	38.8%	42.8%	31.0%	24.7%	19.6%	19.6%	6.2%	7.7%	10.9%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(26)	(86)	(70)	(4)	(51)	34	9	22	(21)	120	(25)	(46)
YTD Use	(26)	(112)	(182)	(186)	(237)	(203)	(194)	(172)	(193)	(73)	(98)	(144)

Cost Avoidance

Month Use \$	\$ (263)	\$ (871)	\$ (709)	\$ (41)	\$ (517)	\$ 344	\$ 91	\$ 223	\$ (213)	\$ 1,216	\$ (253)	\$ (466)
YTD \$	\$ (263)	\$ (1,135)	\$ (1,844)	\$ (1,884)	\$ (2,401)	\$ (2,056)	\$ (1,965)	\$ (1,742)	\$ (1,955)	\$ (739)	\$ (993)	\$ (1,459)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-41 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	68	224	445	748	745	727	635	272	142	90	39	63
YTD Use	68	292	737	1,485	2,230	2,957	3,592	3,864	4,006	4,096	4,135	4,198
Month \$	\$ 1,351	\$ 4,451	\$ 8,842	\$ 14,869	\$ 14,804	\$ 14,446	\$ 12,618	\$ 5,405	\$ 2,822	\$ 1,788	\$ 775	\$ 1,252
YTD \$	\$ 1,351	\$ 5,802	\$ 14,644	\$ 29,513	\$ 44,317	\$ 58,763	\$ 71,381	\$ 76,786	\$ 79,608	\$ 81,396	\$ 82,171	\$ 83,423
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	53	300	454	657	678	829	679	221	125	16	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.868	\$ 19.871	\$ 19.870	\$ 19.878	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.873	\$ 19.867	\$ 19.872	\$ 19.873
YTD Rate	\$ 19.868	\$ 19.870	\$ 19.870	\$ 19.874	\$ 19.873	\$ 19.873	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872	\$ 19.872

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	73	245	625	740	1,029	1,112	731	257	86	49	41	41
YTD Use	73	318	943	1,684	2,713	3,825	4,556	4,813	4,899	4,948	4,990	5,031
Month \$	\$ 1,580	\$ 5,329	\$ 13,577	\$ 16,070	\$ 22,343	\$ 24,151	\$ 15,880	\$ 5,579	\$ 1,858	\$ 1,071	\$ 901	\$ 901
YTD \$	\$ 1,580	\$ 6,908	\$ 20,486	\$ 36,556	\$ 58,899	\$ 83,050	\$ 98,930	\$ 104,509	\$ 106,367	\$ 107,438	\$ 108,338	\$ 109,239
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	36	222	637	761	1,075	1,170	751	236	48	10	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	52	158	363	613	673	-	615	352	63	59	49	47
YTD Use	52	210	573	1,186	1,859	1,859	2,474	2,827	2,889	2,948	2,997	3,044
Month \$	\$ 1,129	\$ 3,431	\$ 7,882	\$ 13,310	\$ 14,622	\$ -	\$ 13,347	\$ 7,652	\$ 1,361	\$ 1,281	\$ 1,053	\$ 1,016
YTD \$	\$ 1,129	\$ 4,560	\$ 12,442	\$ 25,752	\$ 40,373	\$ 40,373	\$ 53,720	\$ 61,372	\$ 62,733	\$ 64,014	\$ 65,067	\$ 66,084
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	36	222	637	761	1,075	1,170	751	236	48	10	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ -	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-28.5%	-35.6%	-41.9%	-17.2%	-34.6%	-100.0%	-16.0%	37.2%	-26.7%	19.6%	16.9%	12.8%
YTD Use	-28.5%	-34.0%	-39.3%	-29.6%	-31.5%	-51.4%	-45.7%	-41.3%	-41.0%	-40.4%	-39.9%	-39.5%
Month \$	-28.5%	-35.6%	-41.9%	-17.2%	-34.6%	-100.0%	-16.0%	37.2%	-26.7%	19.6%	16.9%	12.8%
YTD \$	-28.5%	-34.0%	-39.3%	-29.6%	-31.5%	-51.4%	-45.7%	-41.3%	-41.0%	-40.4%	-39.9%	-39.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	21	87	262	127	356	1,112	117	(95)	23	(10)	(7)	(5)
YTD Use	21	108	370	498	853	1,965	2,082	1,987	2,010	2,000	1,993	1,988

Cost Avoidance

Month Use \$	\$ 450	\$ 1,898	\$ 5,696	\$ 2,760	\$ 7,722	\$ 24,151	\$ 2,533	\$ (2,073)	\$ 497	\$ (210)	\$ (153)	\$ (116)
YTD \$	\$ 450	\$ 2,348	\$ 8,044	\$ 10,804	\$ 18,525	\$ 42,676	\$ 45,210	\$ 43,137	\$ 43,634	\$ 43,423	\$ 43,271	\$ 43,155

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-41 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	271	251	323	253	269	271	167	321	514	277	270	267
YTD Use	271	522	845	1,098	1,367	1,638	1,805	2,126	2,640	2,917	3,187	3,454
Month \$	\$ 2,512	\$ 2,327	\$ 2,994	\$ 2,341	\$ 2,494	\$ 2,512	\$ 1,548	\$ 2,976	\$ 4,765	\$ 2,568	\$ 2,503	\$ 2,475
YTD \$	\$ 2,512	\$ 4,839	\$ 7,833	\$ 10,174	\$ 12,668	\$ 15,180	\$ 16,728	\$ 19,704	\$ 24,469	\$ 27,037	\$ 29,540	\$ 32,015
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.253	\$ 9.271	\$ 9.269	\$ 9.269	\$ 9.271	\$ 9.270	\$ 9.271	\$ 9.270	\$ 9.270
YTD Rate	\$ 9.269	\$ 9.270	\$ 9.270	\$ 9.266	\$ 9.267	\$ 9.267	\$ 9.268	\$ 9.268	\$ 9.269	\$ 9.269	\$ 9.269	\$ 9.269

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	271	251	323	253	269	271	167	321	514	277	270	267
YTD Use	271	522	845	1,098	1,367	1,638	1,805	2,126	2,640	2,917	3,187	3,454
Month \$	\$ 2,745	\$ 2,543	\$ 3,272	\$ 2,563	\$ 2,725	\$ 2,745	\$ 1,692	\$ 3,252	\$ 5,207	\$ 2,806	\$ 2,735	\$ 2,705
YTD \$	\$ 2,745	\$ 5,288	\$ 8,560	\$ 11,122	\$ 13,847	\$ 16,592	\$ 18,284	\$ 21,536	\$ 26,742	\$ 29,548	\$ 32,283	\$ 34,988
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	284	316	312	311	569	425	30	311	309	293	304	317
YTD Use	284	600	912	1,223	1,792	2,217	2,247	2,558	2,867	3,160	3,464	3,781
Month \$	\$ 2,877	\$ 3,201	\$ 3,160	\$ 3,150	\$ 5,764	\$ 4,305	\$ 304	\$ 3,150	\$ 3,130	\$ 2,968	\$ 3,079	\$ 3,211
YTD \$	\$ 2,877	\$ 6,078	\$ 9,238	\$ 12,389	\$ 18,152	\$ 22,457	\$ 22,761	\$ 25,912	\$ 29,042	\$ 32,010	\$ 35,089	\$ 38,300
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	4.8%	25.9%	-3.4%	22.9%	111.5%	56.8%	-82.0%	-3.1%	-39.9%	5.8%	12.6%	18.7%
YTD Use	4.8%	14.9%	7.9%	11.4%	31.1%	35.3%	24.5%	20.3%	8.6%	8.3%	8.7%	9.5%
Month \$	4.8%	25.9%	-3.4%	22.9%	111.5%	56.8%	-82.0%	-3.1%	-39.9%	5.8%	12.6%	18.7%
YTD \$	4.8%	14.9%	7.9%	11.4%	31.1%	35.3%	24.5%	20.3%	8.6%	8.3%	8.7%	9.5%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(13)	(65)	11	(58)	(300)	(154)	137	10	205	(16)	(34)	(50)
YTD Use	(13)	(78)	(67)	(125)	(425)	(579)	(442)	(432)	(227)	(243)	(277)	(327)

Cost Avoidance

Month Use \$	\$ (132)	\$ (658)	\$ 111	\$ (588)	\$ (3,039)	\$ (1,560)	\$ 1,388	\$ 101	\$ 2,077	\$ (162)	\$ (344)	\$ (506)
YTD \$	\$ (132)	\$ (790)	\$ (679)	\$ (1,266)	\$ (4,305)	\$ (5,865)	\$ (4,477)	\$ (4,376)	\$ (2,299)	\$ (2,461)	\$ (2,806)	\$ (3,312)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-44 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	60	114	213	197	300	233	129	149	67	61	29	42
YTD Use	60	174	387	584	884	1,117	1,246	1,395	1,462	1,523	1,552	1,594
Month \$	\$ 1,192	\$ 2,265	\$ 4,232	\$ 3,919	\$ 5,961	\$ 4,630	\$ 2,563	\$ 2,961	\$ 1,331	\$ 1,212	\$ 576	\$ 835
YTD \$	\$ 1,192	\$ 3,457	\$ 7,689	\$ 11,608	\$ 17,569	\$ 22,199	\$ 24,762	\$ 27,723	\$ 29,054	\$ 30,266	\$ 30,842	\$ 31,677
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	243	566	724	936	957	1,081	956	469	339	112	17	7
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.867	\$ 19.868	\$ 19.869	\$ 19.893	\$ 19.870	\$ 19.871	\$ 19.868	\$ 19.872	\$ 19.866	\$ 19.869	\$ 19.862	\$ 19.881
YTD Rate	\$ 19.867	\$ 19.868	\$ 19.868	\$ 19.877	\$ 19.874	\$ 19.874	\$ 19.873	\$ 19.873	\$ 19.873	\$ 19.873	\$ 19.872	\$ 19.873

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	61	121	206	233	295	306	231	122	56	36	28	33
YTD Use	61	182	387	620	915	1,221	1,452	1,573	1,629	1,666	1,693	1,726
Month \$	\$ 1,320	\$ 2,622	\$ 4,462	\$ 5,052	\$ 6,406	\$ 6,644	\$ 5,011	\$ 2,640	\$ 1,218	\$ 790	\$ 602	\$ 710
YTD \$	\$ 1,320	\$ 3,942	\$ 8,404	\$ 13,456	\$ 19,863	\$ 26,506	\$ 31,517	\$ 34,157	\$ 35,375	\$ 36,165	\$ 36,767	\$ 37,477
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	178	476	907	1,040	1,354	1,422	1,030	484	150	55	7	32
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	68	159	203	246	275	325	171	155	64	35	50	37
YTD Use	68	227	430	676	951	1,275	1,446	1,601	1,665	1,700	1,750	1,787
Month \$	\$ 1,476	\$ 3,452	\$ 4,408	\$ 5,341	\$ 5,969	\$ 7,046	\$ 3,704	\$ 3,374	\$ 1,381	\$ 753	\$ 1,092	\$ 812
YTD \$	\$ 1,476	\$ 4,929	\$ 9,337	\$ 14,678	\$ 20,647	\$ 27,693	\$ 31,397	\$ 34,771	\$ 36,152	\$ 36,906	\$ 37,998	\$ 38,810
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	178	476	907	1,040	1,354	1,422	1,030	484	150	55	7	32
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	11.9%	31.7%	-1.2%	5.7%	-6.8%	6.1%	-26.1%	27.8%	13.4%	-4.6%	81.5%	14.5%
YTD Use	11.9%	25.0%	11.1%	9.1%	3.9%	4.5%	-0.4%	1.8%	2.2%	2.0%	3.3%	3.6%
Month \$	11.9%	31.7%	-1.2%	5.7%	-6.8%	6.1%	-26.1%	27.8%	13.4%	-4.6%	81.5%	14.5%
YTD \$	11.9%	25.0%	11.1%	9.1%	3.9%	4.5%	-0.4%	1.8%	2.2%	2.0%	3.3%	3.6%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(7)	(38)	3	(13)	20	(19)	60	(34)	(8)	2	(23)	(5)
YTD Use	(7)	(45)	(43)	(56)	(36)	(55)	6	(28)	(36)	(34)	(57)	(61)

Cost Avoidance

Month Use \$	\$ (157)	\$ (830)	\$ 55	\$ (290)	\$ 438	\$ (402)	\$ 1,307	\$ (734)	\$ (163)	\$ 37	\$ (490)	\$ (103)
YTD \$	\$ (157)	\$ (987)	\$ (932)	\$ (1,222)	\$ (784)	\$ (1,186)	\$ 120	\$ (614)	\$ (777)	\$ (740)	\$ (1,231)	\$ (1,333)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-45 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	80	162	288	498	486	428	461	152	137	187	67	53
YTD Use	80	242	530	1,028	1,514	1,942	2,403	2,555	2,692	2,879	2,946	2,999
Month \$	\$ 1,590	\$ 3,219	\$ 5,723	\$ 9,892	\$ 9,657	\$ 8,505	\$ 9,160	\$ 3,020	\$ 2,722	\$ 3,716	\$ 1,331	\$ 1,053
YTD \$	\$ 1,590	\$ 4,809	\$ 10,532	\$ 20,424	\$ 30,081	\$ 38,586	\$ 47,746	\$ 50,766	\$ 53,488	\$ 57,204	\$ 58,535	\$ 59,588
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	92	382	544	750	771	913	770	293	188	30	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.875	\$ 19.870	\$ 19.872	\$ 19.863	\$ 19.870	\$ 19.871	\$ 19.870	\$ 19.868	\$ 19.869	\$ 19.872	\$ 19.866	\$ 19.868
YTD Rate	\$ 19.875	\$ 19.872	\$ 19.872	\$ 19.868	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869	\$ 19.869

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	99	209	404	465	610	643	460	211	104	76	70	71
YTD Use	99	308	712	1,176	1,786	2,429	2,889	3,100	3,203	3,280	3,350	3,421
Month \$	\$ 2,149	\$ 4,530	\$ 8,770	\$ 10,088	\$ 13,244	\$ 13,959	\$ 9,993	\$ 4,571	\$ 2,253	\$ 1,657	\$ 1,526	\$ 1,546
YTD \$	\$ 2,149	\$ 6,679	\$ 15,449	\$ 25,537	\$ 38,781	\$ 52,740	\$ 62,733	\$ 67,304	\$ 69,557	\$ 71,214	\$ 72,740	\$ 74,286
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	67	300	727	854	1,168	1,254	844	309	73	18	-	2
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	68	144	239	368	408	466	383	183	86	72	60	59
YTD Use	68	212	451	819	1,227	1,693	2,076	2,259	2,345	2,417	2,477	2,536
Month \$	\$ 1,476	\$ 3,127	\$ 5,189	\$ 7,990	\$ 8,863	\$ 10,118	\$ 8,307	\$ 3,976	\$ 1,867	\$ 1,563	\$ 1,303	\$ 1,281
YTD \$	\$ 1,476	\$ 4,603	\$ 9,793	\$ 17,783	\$ 26,646	\$ 36,764	\$ 45,072	\$ 49,047	\$ 50,915	\$ 52,478	\$ 53,781	\$ 55,062
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	67	300	727	854	1,168	1,254	844	309	73	18	-	2
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-31.3%	-31.0%	-40.8%	-20.8%	-33.1%	-27.5%	-16.9%	-13.0%	-17.1%	-5.7%	-14.6%	-17.1%
YTD Use	-31.3%	-31.1%	-36.6%	-30.4%	-31.3%	-30.3%	-28.2%	-27.1%	-26.8%	-26.3%	-26.1%	-25.9%
Month \$	-31.3%	-31.0%	-40.8%	-20.8%	-33.1%	-27.5%	-16.9%	-13.0%	-17.1%	-5.7%	-14.6%	-17.1%
YTD \$	-31.3%	-31.1%	-36.6%	-30.4%	-31.3%	-30.3%	-28.2%	-27.1%	-26.8%	-26.3%	-26.1%	-25.9%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	31	65	165	97	202	177	78	27	18	4	10	12
YTD Use	31	96	261	357	559	736	813	841	859	863	873	885

Cost Avoidance

Month Use \$	\$ 672	\$ 1,404	\$ 3,581	\$ 2,098	\$ 4,380	\$ 3,841	\$ 1,686	\$ 596	\$ 386	\$ 94	\$ 223	\$ 265
YTD \$	\$ 672	\$ 2,076	\$ 5,657	\$ 7,755	\$ 12,135	\$ 15,975	\$ 17,661	\$ 18,257	\$ 18,643	\$ 18,736	\$ 18,959	\$ 19,224

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-45 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	203	229	215	186	240	245	184	645	259	174	249	207
YTD Use	203	432	647	833	1,073	1,318	1,502	2,147	2,406	2,580	2,829	3,036
Month \$	\$ 1,882	\$ 2,123	\$ 1,993	\$ 1,724	\$ 2,225	\$ 2,271	\$ 1,706	\$ 5,979	\$ 2,401	\$ 1,613	\$ 2,308	\$ 1,919
YTD \$	\$ 1,882	\$ 4,005	\$ 5,998	\$ 7,722	\$ 9,947	\$ 12,218	\$ 13,924	\$ 19,903	\$ 22,304	\$ 23,917	\$ 26,225	\$ 28,144
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.269	\$ 9.271	\$ 9.269	\$ 9.272	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.269	\$ 9.271
YTD Rate	\$ 9.271	\$ 9.271	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270	\$ 9.270

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	203	229	215	186	240	245	184	645	259	174	249	207
YTD Use	203	432	647	833	1,073	1,318	1,502	2,147	2,406	2,580	2,829	3,036
Month \$	\$ 2,056	\$ 2,320	\$ 2,178	\$ 1,884	\$ 2,431	\$ 2,482	\$ 1,864	\$ 6,534	\$ 2,624	\$ 1,763	\$ 2,522	\$ 2,097
YTD \$	\$ 2,056	\$ 4,376	\$ 6,554	\$ 8,438	\$ 10,869	\$ 13,351	\$ 15,215	\$ 21,748	\$ 24,372	\$ 26,134	\$ 28,657	\$ 30,753
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	3	1	1	239	150	163	163	163	163	163	163	135
YTD Use	3	4	5	244	394	557	720	883	1,046	1,209	1,372	1,507
Month \$	\$ 30	\$ 10	\$ 10	\$ 2,421	\$ 1,519	\$ 1,651	\$ 1,651	\$ 1,651	\$ 1,651	\$ 1,651	\$ 1,651	\$ 1,367
YTD \$	\$ 30	\$ 41	\$ 51	\$ 2,472	\$ 3,991	\$ 5,642	\$ 7,293	\$ 8,944	\$ 10,596	\$ 12,247	\$ 13,898	\$ 15,265
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-98.5%	-99.6%	-99.5%	28.5%	-37.5%	-33.5%	-11.4%	-74.7%	-37.1%	-6.3%	-34.5%	-34.8%
YTD Use	-98.5%	-99.1%	-99.2%	-70.7%	-63.3%	-57.7%	-52.1%	-58.9%	-56.5%	-53.1%	-51.5%	-50.4%
Month \$	-98.5%	-99.6%	-99.5%	28.5%	-37.5%	-33.5%	-11.4%	-74.7%	-37.1%	-6.3%	-34.5%	-34.8%
YTD \$	-98.5%	-99.1%	-99.2%	-70.7%	-63.3%	-57.7%	-52.1%	-58.9%	-56.5%	-53.1%	-51.5%	-50.4%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	200	228	214	(53)	90	82	21	482	96	11	86	72
YTD Use	200	428	642	589	679	761	782	1,264	1,360	1,371	1,457	1,529

Cost Avoidance

Month Use \$	\$ 2,026	\$ 2,310	\$ 2,168	\$ (537)	\$ 912	\$ 831	\$ 213	\$ 4,882	\$ 972	\$ 111	\$ 871	\$ 729
YTD \$	\$ 2,026	\$ 4,335	\$ 6,503	\$ 5,966	\$ 6,878	\$ 7,709	\$ 7,921	\$ 12,804	\$ 13,776	\$ 13,888	\$ 14,759	\$ 15,488

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-46 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	29	99	278	415	489	488	363	130	88	17	36	24
YTD Use	29	128	406	821	1,310	1,798	2,161	2,291	2,379	2,396	2,432	2,456
Month \$	\$ 576	\$ 1,967	\$ 5,524	\$ 8,256	\$ 9,717	\$ 9,697	\$ 7,213	\$ 2,583	\$ 1,749	\$ 338	\$ 715	\$ 477
YTD \$	\$ 576	\$ 2,543	\$ 8,067	\$ 16,323	\$ 26,040	\$ 35,737	\$ 42,950	\$ 45,533	\$ 47,282	\$ 47,620	\$ 48,335	\$ 48,812
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	16	184	312	502	523	689	534	120	50	2	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.862	\$ 19.869	\$ 19.871	\$ 19.894	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.869	\$ 19.875	\$ 19.882	\$ 19.861	\$ 19.875
YTD Rate	\$ 19.862	\$ 19.867	\$ 19.869	\$ 19.882	\$ 19.878	\$ 19.876	\$ 19.875	\$ 19.875	\$ 19.875	\$ 19.875	\$ 19.875	\$ 19.875

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	37	110	383	464	689	764	458	126	44	34	33	33
YTD Use	37	147	531	995	1,684	2,448	2,905	3,031	3,075	3,109	3,141	3,174
Month \$	\$ 806	\$ 2,392	\$ 8,321	\$ 10,085	\$ 14,953	\$ 16,587	\$ 9,938	\$ 2,725	\$ 953	\$ 736	\$ 713	\$ 713
YTD \$	\$ 806	\$ 3,198	\$ 11,519	\$ 21,605	\$ 36,558	\$ 53,145	\$ 63,083	\$ 65,808	\$ 66,761	\$ 67,497	\$ 68,210	\$ 68,923
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	8	109	493	606	920	1,030	596	132	16	3	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	52	163	255	383	395	500	442	261	64	51	40	34
YTD Use	52	215	470	853	1,248	1,747	2,189	2,450	2,514	2,565	2,605	2,639
Month \$	\$ 1,129	\$ 3,539	\$ 5,537	\$ 8,316	\$ 8,570	\$ 10,850	\$ 9,586	\$ 5,667	\$ 1,394	\$ 1,107	\$ 869	\$ 738
YTD \$	\$ 1,129	\$ 4,668	\$ 10,205	\$ 18,521	\$ 27,091	\$ 37,941	\$ 47,528	\$ 53,195	\$ 54,589	\$ 55,696	\$ 56,565	\$ 57,303
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	8	109	493	606	920	1,030	596	132	16	3	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	40.1%	47.9%	-33.5%	-17.5%	-42.7%	-34.6%	-3.5%	107.9%	46.3%	50.4%	21.8%	3.5%
YTD Use	40.1%	46.0%	-11.4%	-14.3%	-25.9%	-28.6%	-24.7%	-19.2%	-18.2%	-17.5%	-17.1%	-16.9%
Month \$	40.1%	47.9%	-33.5%	-17.5%	-42.7%	-34.6%	-3.5%	107.9%	46.3%	50.4%	21.8%	3.5%
YTD \$	40.1%	46.0%	-11.4%	-14.3%	-25.9%	-28.6%	-24.7%	-19.2%	-18.2%	-17.5%	-17.1%	-16.9%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(15)	(53)	128	81	294	264	16	(135)	(20)	(17)	(7)	(1)
YTD Use	(15)	(68)	61	142	436	700	716	581	561	544	536	535

Cost Avoidance

Month Use \$	\$ (323)	\$ (1,147)	\$ 2,784	\$ 1,769	\$ 6,383	\$ 5,737	\$ 352	\$ (2,942)	\$ (441)	\$ (371)	\$ (156)	\$ (25)
YTD \$	\$ (323)	\$ (1,470)	\$ 1,314	\$ 3,083	\$ 9,466	\$ 15,203	\$ 15,555	\$ 12,613	\$ 12,172	\$ 11,801	\$ 11,646	\$ 11,621

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-46 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	173	111	184	174	153	370	165	262	179	714	208	168
YTD Use	173	284	468	642	795	1,165	1,330	1,592	1,771	2,485	2,693	2,861
Month \$	\$ 1,604	\$ 1,029	\$ 1,706	\$ 1,616	\$ 1,418	\$ 3,430	\$ 1,530	\$ 2,429	\$ 1,659	\$ 6,619	\$ 1,928	\$ 1,557
YTD \$	\$ 1,604	\$ 2,633	\$ 4,339	\$ 5,955	\$ 7,373	\$ 10,803	\$ 12,333	\$ 14,762	\$ 16,421	\$ 23,040	\$ 24,968	\$ 26,525
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.272	\$ 9.270	\$ 9.272	\$ 9.287	\$ 9.268	\$ 9.270	\$ 9.273	\$ 9.271	\$ 9.268	\$ 9.270	\$ 9.269	\$ 9.268
YTD Rate	\$ 9.272	\$ 9.271	\$ 9.271	\$ 9.276	\$ 9.274	\$ 9.273	\$ 9.273	\$ 9.273	\$ 9.272	\$ 9.272	\$ 9.271	\$ 9.271

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	173	111	184	174	153	370	165	262	179	714	208	168
YTD Use	173	284	468	642	795	1,165	1,330	1,592	1,771	2,485	2,693	2,861
Month \$	\$ 1,752	\$ 1,124	\$ 1,864	\$ 1,763	\$ 1,550	\$ 3,748	\$ 1,671	\$ 2,654	\$ 1,813	\$ 7,233	\$ 2,107	\$ 1,702
YTD \$	\$ 1,752	\$ 2,877	\$ 4,741	\$ 6,503	\$ 8,053	\$ 11,801	\$ 13,472	\$ 16,126	\$ 17,940	\$ 25,172	\$ 27,279	\$ 28,981
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	425	394	412	458	480	339	490	245	600	358	377	635
YTD Use	425	819	1,230	1,688	2,168	2,507	2,997	3,242	3,841	4,199	4,576	5,211
Month \$	\$ 4,305	\$ 3,986	\$ 4,172	\$ 4,639	\$ 4,857	\$ 3,434	\$ 4,964	\$ 2,482	\$ 6,073	\$ 3,626	\$ 3,819	\$ 6,432
YTD \$	\$ 4,305	\$ 8,291	\$ 12,463	\$ 17,103	\$ 21,960	\$ 25,394	\$ 30,357	\$ 32,839	\$ 38,912	\$ 42,538	\$ 46,357	\$ 52,789
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	145.7%	254.5%	123.9%	163.2%	213.4%	-8.4%	197.0%	-6.5%	234.9%	-49.9%	81.3%	278.0%
YTD Use	145.7%	188.2%	162.9%	163.0%	172.7%	115.2%	125.3%	103.6%	116.9%	69.0%	69.9%	82.2%
Month \$	145.7%	254.5%	123.9%	163.2%	213.4%	-8.4%	197.0%	-6.5%	234.9%	-49.9%	81.2%	278.0%
YTD \$	145.7%	188.2%	162.9%	163.0%	172.7%	115.2%	125.3%	103.6%	116.9%	69.0%	69.9%	82.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	(252)	(283)	(228)	(284)	(327)	31	(325)	17	(421)	356	(169)	(467)
YTD Use	(252)	(535)	(762)	(1,046)	(1,373)	(1,342)	(1,667)	(1,650)	(2,070)	(1,714)	(1,883)	(2,350)

Cost Avoidance

Month Use \$	\$ (2,553)	\$ (2,862)	\$ (2,309)	\$ (2,877)	\$ (3,307)	\$ 314	\$ (3,292)	\$ 172	\$ (4,259)	\$ 3,606	\$ (1,712)	\$ (4,731)
YTD \$	\$ (2,553)	\$ (5,414)	\$ (7,723)	\$ (10,600)	\$ (13,907)	\$ (13,593)	\$ (16,885)	\$ (16,713)	\$ (20,972)	\$ (17,366)	\$ (19,078)	\$ (23,809)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-47 Gas

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	31	91	174	164	267	251	192	106	54	27	28	23
YTD Use	31	122	296	460	727	978	1,170	1,276	1,330	1,357	1,385	1,408
Month \$	\$ 616	\$ 1,808	\$ 3,457	\$ 3,260	\$ 5,305	\$ 4,988	\$ 3,815	\$ 2,106	\$ 1,073	\$ 537	\$ 556	\$ 457
YTD \$	\$ 616	\$ 2,424	\$ 5,881	\$ 9,141	\$ 14,446	\$ 19,434	\$ 23,249	\$ 25,355	\$ 26,428	\$ 26,965	\$ 27,521	\$ 27,978
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	34	250	395	595	616	773	621	178	90	8	-	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 19.871	\$ 19.868	\$ 19.868	\$ 19.878	\$ 19.869	\$ 19.873	\$ 19.870	\$ 19.868	\$ 19.870	\$ 19.889	\$ 19.857	\$ 19.870
YTD Rate	\$ 19.871	\$ 19.869	\$ 19.868	\$ 19.872	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871	\$ 19.871

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	39	85	201	237	329	355	234	89	43	34	34	34
YTD Use	39	124	324	562	890	1,245	1,479	1,568	1,611	1,646	1,679	1,713
Month \$	\$ 852	\$ 1,836	\$ 4,357	\$ 5,148	\$ 7,136	\$ 7,704	\$ 5,088	\$ 1,923	\$ 939	\$ 748	\$ 733	\$ 733
YTD \$	\$ 852	\$ 2,688	\$ 7,045	\$ 12,193	\$ 19,329	\$ 27,033	\$ 32,121	\$ 34,044	\$ 34,983	\$ 35,730	\$ 36,464	\$ 37,197
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	23	175	577	699	1,013	1,114	689	192	33	6	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	31	109	230	283	267	308	246	126	32	28	29	27
YTD Use	31	140	370	654	920	1,228	1,474	1,600	1,632	1,660	1,689	1,716
Month \$	\$ 673	\$ 2,373	\$ 4,994	\$ 6,149	\$ 5,787	\$ 6,679	\$ 5,350	\$ 2,731	\$ 695	\$ 608	\$ 630	\$ 586
YTD \$	\$ 673	\$ 3,046	\$ 8,040	\$ 14,189	\$ 19,976	\$ 26,655	\$ 32,005	\$ 34,736	\$ 35,431	\$ 36,039	\$ 36,669	\$ 37,255
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	23	175	577	699	1,013	1,114	689	192	33	6	-	-
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713
YTD Rate	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713	\$ 21.713

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-21.0%	29.2%	14.6%	19.4%	-18.9%	-13.3%	5.1%	42.0%	-26.0%	-18.7%	-14.1%	-20.0%
YTD Use	-21.0%	13.3%	14.1%	16.4%	3.3%	-1.4%	-0.4%	2.0%	1.3%	0.9%	0.6%	0.2%
Month \$	-21.0%	29.2%	14.6%	19.4%	-18.9%	-13.3%	5.1%	42.0%	-26.0%	-18.7%	-14.1%	-20.0%
YTD \$	-21.0%	13.3%	14.1%	16.4%	3.3%	-1.4%	-0.4%	2.0%	1.3%	0.9%	0.6%	0.2%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	8	(25)	(29)	(46)	62	47	(12)	(37)	11	6	5	7
YTD Use	8	(17)	(46)	(92)	(30)	17	5	(32)	(21)	(14)	(9)	(3)

Cost Avoidance

Month Use \$	\$ 179	\$ (537)	\$ (637)	\$ (1,001)	\$ 1,350	\$ 1,025	\$ (262)	\$ (808)	\$ 244	\$ 140	\$ 104	\$ 147
YTD \$	\$ 179	\$ (358)	\$ (996)	\$ (1,996)	\$ (647)	\$ 378	\$ 116	\$ (692)	\$ (448)	\$ (309)	\$ (205)	\$ (58)

Meter Detail Report

Baseline: Usage and costs representative of the facility's operations for the baseline period as seen in the contract.

Adjusted Baseline: Baseline usage and Cost adjusted to conditions of the current year. (Includes: weather, number of billing days and Facility Changes)

SimActual: Current year usage and calculated costs using the applicable contract rate.

Meter: PA 1-47 Water

Baseline

	Sep 2006	Oct 2006	Nov 2006	Dec 2006	Jan 2006	Feb 2006	Mar 2006	Apr 2006	May 2006	Jun 2006	Jul 2006	Aug 2006
Month Use	147	105	139	95	66	84	202	111	174	128	146	132
YTD Use	147	252	391	486	552	636	838	949	1,123	1,251	1,397	1,529
Month \$	\$ 1,363	\$ 973	\$ 1,283	\$ 881	\$ 612	\$ 779	\$ 1,873	\$ 1,029	\$ 1,613	\$ 1,187	\$ 1,353	\$ 1,224
YTD \$	\$ 1,363	\$ 2,336	\$ 3,619	\$ 4,500	\$ 5,112	\$ 5,891	\$ 7,764	\$ 8,793	\$ 10,406	\$ 11,593	\$ 12,946	\$ 14,170
BP Length	30	31	30	31	31	28	31	30	31	30	31	31
HDD	134	442	604	812	833	969	832	349	236	47	4	-
CDD	12	-	-	-	-	-	-	-	42	83	263	266
Month Rate	\$ 9.272	\$ 9.267	\$ 9.230	\$ 9.274	\$ 9.273	\$ 9.274	\$ 9.272	\$ 9.270	\$ 9.270	\$ 9.273	\$ 9.267	\$ 9.273
YTD Rate	\$ 9.272	\$ 9.270	\$ 9.256	\$ 9.259	\$ 9.261	\$ 9.263	\$ 9.265	\$ 9.266	\$ 9.266	\$ 9.267	\$ 9.267	\$ 9.267

Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	147	105	139	95	66	84	202	111	174	128	146	132
YTD Use	147	252	391	486	552	636	838	949	1,123	1,251	1,397	1,529
Month \$	\$ 1,489	\$ 1,064	\$ 1,408	\$ 962	\$ 669	\$ 851	\$ 2,046	\$ 1,124	\$ 1,763	\$ 1,297	\$ 1,479	\$ 1,337
YTD \$	\$ 1,489	\$ 2,553	\$ 3,961	\$ 4,923	\$ 5,592	\$ 6,442	\$ 8,489	\$ 9,613	\$ 11,376	\$ 12,672	\$ 14,151	\$ 15,488
BP Length	30	31	30	31	31	28	31	30	31	30	1	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	135	141	118	116	128	63	132	64	116	80	169	71
YTD Use	135	276	394	510	638	701	834	897	1,013	1,093	1,262	1,333
Month \$	\$ 1,372	\$ 1,428	\$ 1,191	\$ 1,175	\$ 1,295	\$ 642	\$ 1,341	\$ 646	\$ 1,171	\$ 810	\$ 1,712	\$ 719
YTD \$	\$ 1,372	\$ 2,800	\$ 3,991	\$ 5,166	\$ 6,461	\$ 7,103	\$ 8,444	\$ 9,090	\$ 10,261	\$ 11,072	\$ 12,784	\$ 13,503
BP Length	30	31	30	31	31	28	31	30	31	30	1	31
HDD	98	355	787	916	1,230	1,310	906	365	95	27	-	7
CDD	71	4	-	-	-	-	-	1	129	184	257	203
Month Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130
YTD Rate	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130	\$ 10.130

SimActual vs. Adjusted Baseline

	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Month Use	-7.9%	34.3%	-15.4%	22.1%	93.6%	-24.5%	-34.5%	-42.5%	-33.6%	-37.5%	15.8%	-46.2%
YTD Use	-7.9%	9.7%	0.8%	4.9%	15.5%	10.3%	-0.5%	-5.4%	-9.8%	-12.6%	-9.7%	-12.8%
Month \$	-7.9%	34.3%	-15.4%	22.1%	93.6%	-24.5%	-34.5%	-42.5%	-33.6%	-37.5%	15.8%	-46.2%
YTD \$	-7.9%	9.7%	0.8%	4.9%	15.5%	10.3%	-0.5%	-5.4%	-9.8%	-12.6%	-9.7%	-12.8%
BP Length	-	-	-	-	-	-	-	-	-	-	-	-
HDD	-	-	-	-	-	-	-	-	-	-	-	-
CDD	-	-	-	-	-	-	-	-	-	-	-	-

Use Avoidance

Month Use	12	(36)	21	(21)	(62)	21	70	47	58	48	(23)	61
YTD Use	12	(24)	(3)	(24)	(86)	(65)	4	52	110	158	135	196

Cost Avoidance

Month Use \$	\$ 118	\$ (365)	\$ 217	\$ (213)	\$ (626)	\$ 209	\$ 705	\$ 478	\$ 592	\$ 486	\$ (233)	\$ 618
YTD \$	\$ 118	\$ (247)	\$ (30)	\$ (243)	\$ (869)	\$ (660)	\$ 45	\$ 523	\$ 1,114	\$ 1,600	\$ 1,367	\$ 1,985

Option A Savings

This section of the report provides Housing Authority of the City of Pittsburgh with a breakdown of the savings achieved from the Option A ECMs.

Annual cost avoidance is calculated based on the stipulated & one-time reconciliation.

ECM #	ECM Description	kWh	kWh \$	MCF	MCF \$	Water	Water \$	Total \$
1	Retrofit Tenant Area Lighting	1,858,057	\$ 147,987					\$ 147,987
2	Retrofit Common Area Lighting	912,735	\$ 87,418					\$ 87,418
6	High Efficiency Refrigerators	96,142	\$ 10,941					\$ 10,941
10, 11	Water Conservation	222,931	\$ 25,370	840	\$ 17,700	1,797	\$ 17,670	\$ 60,739
16	Building Envelope Improvements	25,841	\$ 2,941					\$ 2,941
18	Roof Replacement and/or Added	1,465	\$ 167					\$ 167
21	Limiting Thermostats	107,519	\$ 12,236	2,294	\$ 48,348			\$ 60,584
30	Replace Rooftop Ventilations Units	13,243	\$ 1,507					\$ 1,507
32	Ventilation Unit Heat Recovery	3,842	\$ 437					\$ 437
37	Insulate Make Up Air Duct on Roof	212	\$ 24					\$ 24
Total		3,241,987	\$ 289,027	3,133	\$ 66,048	1,797	\$ 17,670	\$ 372,745

Lighting Savings

ECM: Interior Tenant Area Lighting Retrofit

HA Site #	Site Name	Proposed Savings		As Installed Savings		Difference	
		Electric kWh	Electric \$	Electric kWh	Electric \$	Electric kWh	Electric \$
PA 1-02	Bedford Dwellings	280,238	\$ 31,891	380,228	\$ 43,270	99,990	\$ 11,379
PA 1-04	Arlington Heights	76,091	\$ 8,659	94,962	\$ 10,807	18,871	\$ 2,148
PA 1-05	Allegheny Dwellings	293,553	\$ 33,406	295,457	\$ 33,623	1,904	\$ 217
PA 1-09	Northview Heights*	701,803	\$ 79,865	990,809	\$ 112,754	289,006	\$ 32,889
PA 1-09H	Northview High Rise*	65,848	\$ 7,494	119,667	\$ 13,618	53,819	\$ 6,125
PA 1-11	Hamilton-Larimer	36,147	\$ 4,114	41,936	\$ 4,772	5,789	\$ 659
PA 1-15	Pennsylvania-Bidwell	84,245	\$ 9,587	84,959	\$ 9,668	714	\$ 81
PA 1-17	Pressley Street	82,441	\$ 9,382	68,020	\$ 7,741	-14,421	\$ (1,641)
PA 1-20	Homewood North*	144,204	\$ 16,410	175,355	\$ 19,955	31,151	\$ 3,545
PA 1-31	Murray Tower	26,150	\$ 2,976	46,433	\$ 5,284	20,283	\$ 2,308
PA 1-32	Glen Hazel Family	162,295	\$ 18,469	153,182	\$ 17,432	-9,113	\$ (1,037)
PA 1-40	Mazza Pavilion (Brookline)	8,521	\$ 970	8,521		0	\$ (970)
PA 1-41	Caliguiri Plaza (Allentown)	42,285	\$ 4,812	53,296	\$ 6,065	11,011	\$ 1,253
PA 1-44	Finello Pavilion (South Oakland)	20,869	\$ 2,375	24,773	\$ 2,819	3,904	\$ 444
PA 1-45	Morse Gardens	2,572	\$ 293	7,332	\$ 834	4,760	\$ 542
PA 1-46	Carrick Regency	26,293	\$ 2,992	33,678	\$ 3,833	7,385	\$ 840
PA 1-47	Gualtieri Manor	13,122	\$ 1,493	16,158	\$ 1,839	3,036	\$ 345
		1,567,457	\$ 178,377	1,858,057	\$ 147,987	309,471	\$ 34,248

ECM: Interior Common Area Lighting Retrofit

HA Site #	Site Name	Proposed Savings		As Installed Savings		Difference	
		Electric kWh	Electric \$	Electric kWh	Electric \$	Electric kWh	Electric \$
PA 1-02	Bedford Dwellings	194,663	\$ 22,153	106,355	\$ 12,103	-88,308	\$ (10,049)
PA 1-04	Arlington Heights	154,711	\$ 17,606	92,174	\$ 10,489	-62,537	\$ (7,117)
PA 1-05	Allegheny Dwellings	273,650	\$ 31,141	31,790	\$ 3,618	-241,860	\$ (27,524)
PA 1-09	Northview Heights*	927,385	\$ 105,536	435,906	\$ 49,606	-491,479	\$ (55,930)
PA 1-09H	Northview High Rise*	93,318	\$ 10,620	7,004	\$ 797	-86,314	\$ (9,823)
PA 1-11	Hamilton-Larimer	6,905	\$ 786	32,079	\$ 3,651	25,174	\$ 2,865
PA 1-15	Pennsylvania-Bidwell	39,943	\$ 4,546	15,929	\$ 1,813	-24,014	\$ (2,733)
PA 1-17	Pressley Street	213,553	\$ 24,302	278,784	\$ 31,726	65,231	\$ 7,423
PA 1-20	Homewood North*	243,930	\$ 27,759	55,250	\$ 6,287	-188,680	\$ (21,472)
PA 1-31	Murray Tower	98,968	\$ 11,263	67,034	\$ 7,628	-31,934	\$ (3,634)
PA 1-32	Glen Hazel Family	0	\$ -	0	\$ -	0	\$ -
PA 1-40	Mazza Pavilion (Brookline)	21,332	\$ 2,428	21,332		0	\$ (2,428)
PA 1-41	Caliguiri Plaza (Allentown)	28,301	\$ 3,221	30,311	\$ 3,449	2,010	\$ 229
PA 1-44	Finello Pavilion (South Oakland)	33,577	\$ 3,821	17,579	\$ 2,000	-15,998	\$ (1,821)
PA 1-45	Morse Gardens	10,159	\$ 1,156	9,164	\$ 1,043	-995	\$ (113)
PA 1-46	Carrick Regency	41,723	\$ 4,748	53,933	\$ 6,138	12,210	\$ 1,389
PA 1-47	Gualtieri Manor	58,996	\$ 6,714	33,036	\$ 3,759	-25,960	\$ (2,954)
		1,421,610	\$ 161,779	912,735	\$ 87,418	-571,412	\$ (67,454)

Cost per kWh

\$0.1138

* Buildings are Opt C, therefore savings not included in lighting savings totals

High Efficiency Refrigerators

The table below shows a summary of the proposed number of high efficiency refrigerators and their locations along with the actual installed number and locations of the refrigerators.

Locations	# of Proposed Installations	# of Actual Installations
Addison Terrace	61	75
Bedford Dwellings	51	45
Allegheny Dwellings	29	40
Northview Heights	65	72
Hamilton-Larimer	30	0
Glen Hazel Family	69	70
Totals	305	302

HA Site #	Site Name	% of Units Occupied	Existing Refrig. Code #	Quan.	Existing Refrigerators		New Refrigerators			Annual Electric Savings
					Annual kWh	Annual Cost	Refrig. Code #	Annual kWh	Annual Cost	
PA 1-02	Bedford Dwellings	93.1%	10	18	11,696	\$ 1,331	1	6,468	\$ 736	5,228
PA 1-02	Bedford Dwellings	93.1%	12	8	10,360	\$ 1,179	1	2,875	\$ 327	7,485
PA 1-02	Bedford Dwellings	93.1%	13	25	24,787	\$ 2,821	1	8,984	\$ 1,022	15,803
PA 1-05	Allegheny Dwellings	92.9%	14	17	12,588	\$ 1,433	1	6,097	\$ 694	6,491
PA 1-05	Allegheny Dwellings	92.9%	13	12	11,874	\$ 1,351	1	4,303	\$ 490	7,570
PA 1-09	Northview Heights*	83.6%	4	30	20,247	\$ 2,304	1	9,685	\$ 1,102	10,563
PA 1-09	Northview Heights*	83.6%	5	7	7,095	\$ 807	1	2,260	\$ 257	4,836
PA 1-09	Northview Heights*	83.6%	6	28	26,930	\$ 3,065	1	9,039	\$ 1,029	17,891
PA 1-11	Hamilton-Larimer	93.3%	8	3	2,859	\$ 325	1	1,081	\$ 123	1,778
PA 1-11	Hamilton-Larimer	93.3%	11	27	27,443	\$ 3,123	1	9,727	\$ 1,107	17,716
PA 1-32	Glen Hazel Family	96.9%	1	61	51,234	\$ 5,830	1	22,810	\$ 2,596	28,424
PA 1-32	Glen Hazel Family	96.9%	2	1	1,138	\$ 130	1	374	\$ 43	764
PA 1-32	Glen Hazel Family	96.9%	3	7	7,500	\$ 854	1	2,618	\$ 298	4,883
		88.6%		305	206,394	23,488		83,737	9,529	96,142

Electrical Savings - kWh **96,142**
 Electrical Savings - \$ **\$ 10,941**

* Building is Opt C, therefore savings not included in refrigerator savings total

Water Conservation Savings

ECM: Low Flow Faucet Restrictors & Shower Heads

HA Site #	Site Name	Annual Savings				Savings % of Total			
		Natural Gas - MCF	Electric - kWh	Water - Mgals	Sewer - Mgals	Natural Gas - MCF	Electric - kWh	Water - Mgals	Sewer - Mgals
PA 1-01	Addison Terrace	3,958	0	8,469	8,469	7.05%	0.00%	16.13%	0.00%
PA 1-04	Arlington Heights	919	0	1,967	1,967	8.00%	0.00%	14.73%	0.00%
PA 1-05	Allegheny Dwellings	0	222,931	3,011	3,011	0.00%	9.64%	29.17%	0.00%
PA 1-09	Northview Heights	3,550	0	7,596	7,596	6.34%	0.00%	30.91%	0.00%
PA 1-09H	Northview High Rise	355	0	759	759	5.70%	0.00%	27.81%	0.00%
PA 1-11	Hamilton-Larimer	268	0	574	574	13.43%	0.00%	16.52%	0.00%
PA 1-15	Pennsylvania-Bidwell	433	0	928	928	3.86%	0.00%	20.28%	0.00%
PA 1-17	Pressley Street	533	0	1,141	1,141	4.07%	0.00%	18.14%	0.00%
PA 1-20	Homewood North	1,222	0	2,614	2,614	5.12%	0.00%	16.02%	0.00%
PA 1-31	Murray Towers	196	0	418	418	2.94%	0.00%	11.45%	0.00%
PA 1-32	Glen Hazel Family	840	0	1,797	1,797	6.35%	0.00%	16.30%	0.00%
PA 1-40	Mazza Pavilion (Brookline)	89	0	190	190	3.51%	0.00%	14.35%	0.00%
PA 1-41	Caliguiri Plaza (Allentown)	341	0	730	730	8.12%	0.00%	21.13%	0.00%
PA 1-45	Morse Gardens	227	0	485	485	7.56%	0.00%	15.98%	0.00%
PA 1-46	Carrick Regency	198	0	424	424	8.06%	0.00%	14.81%	0.00%
PA 1-47	Gualtieri Manor	96	0	205	205	6.82%	0.00%	13.44%	0.00%
		1,194	222,931	2,556	2,556	0.42%	0.98%	1.59%	0.00%

ECM	Electric Savings kWh	Electric Savings Dollars	Water Savings Mgal	Water Savings Dollars	Natural Gas Savings MCF	Natural Gas Savings Dollars
Low Flow Aerators & Showerheads	222,931	\$25,370	1,797	\$17,670	840	\$17,700
Total	222,931	\$25,370	1,797	\$17,670	840	\$17,700

Building Envelope Savings

HA Site #	Site Name	Annual Savings				Savings % of Total			
		Electric - kWh	Natural Gas - MCF	Water - Mgals	Sewer - Mgals	Natural Gas - MCF	Electric - kWh	Water - Mgals	Sewer - Mgals
PA 1-01	Addison Terrace	17,919	1,676			2.99%	0.42%		
PA 1-02	Bedford Dwellings	3,075	288			0.55%	0.10%		
PA 1-04	Arlington Heights	3,829	358			3.12%	0.57%		
PA 1-05	Allegheny Dwellings	7,255	636			3.70%	0.31%		
PA 1-09H	Northview High Rise	585	63			1.02%	0.13%		
PA 1-15	Pennsylvania-Bidwell	3,688	345			3.07%	0.55%		
PA 1-17	Pressley Street	4,321	539			4.11%	0.30%		
PA 1-20	Homewood North*	7,904	739			3.10%	0.85%		
PA 1-31	Murray Towers	674	56			0.84%	0.16%		
PA 1-40	Mazza Pavilion (Brookline)		0			0.00%	0.00%		
PA 1-41	Caliguiri Plaza (Allentown)	1,161	131			3.12%	0.14%		
PA 1-44	Finello Pavilion (South Oakland)	668	65			4.08%	0.14%		
PA 1-46	Carrick Regency	1,170	132			5.37%	0.18%		
		44,345				0.00%	0.19%		

HA Site #	Site Name	Present Annual Heating Usages		CFM Saved	Calculated Annual Savings				
		MCFs	KWhs		Htg. Eff.	Gas MCFs	Htg.kWh	EER	Clg.kWh
PA 1-02	Bedford Dwellings	41,774	-	1,471	75%	288	-	9	3,075
PA 1-04	Arlington Heights	9,308	-	1,831	75%	358	-	9	3,829
PA 1-05	Allegheny Dwellings	16,009	-	3,470	80%	636	-	9	7,255
PA 1-09H	Northview High Rise*	4,979	-	280	65%	63	-	9	585
PA 1-15	Pennsylvania-Bidwell	9,326	-	1,764	75%	345	-	9	3,688
PA 1-17	Pressley Street	11,137	-	2,755	75%	539	-	12	4,321
PA 1-20	Homewood North*	20,267	-	3,780	75%	739	-	9	7,904
PA 1-31	Murray Towers	5,388	-	323	85%	56	-	9	674
PA 1-40	Mazza Pavilion (Brookline)		-	82	83%	-	-	10	
PA 1-41	Caliguiri Plaza (Allentown)	3,527	-	740	83%	131	-	12	1,161
PA 1-44	Finello Pavilion (South Oakland)	1,291	-	355	80%	65	-	10	668
PA 1-46	Carrick Regency	2,235	-	746	83%	132	-	12	1,170
	Total	234,896	-			5,028	-		25,841

***MCF Saved Calcs**

MCF/yr. = cfm x Ca x DDh x 24 / 1030000 / Eh

***kWh Saved Calcs**

Heating kWh/yr. = dcfm x Ca x DDh x 24 / 3413 / Eh

Cooling kWh/yr. = dcfm x Ca x DDc x 24 / 3413 / Ec

Where:

dcfm= Change in Infiltration Rate, Cu. Ft./ Min.

Eh= Heating Efficiency

EER= Energy Efficiency Ratio, Btu/kWh

DDh= Heating Degree Days per Year

DDc= Cooling Degree Days per Year

Ca= Heat capacity factor for air

Area	Electrical Savings kWh	Electrical Savings \$	Natural Gas Savings MCF	Natural Gas Savings \$	Total \$
Building Envelope	25,841	\$2,941	Option C Savings		\$2,941

* Buildings are Opt C, therefore savings not included in building envelope savings totals

Roof Replacement and Added Insulation Savings

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA 1-02	Bedford Dwellings	0	0	0.00%	0.00%
PA 1-04	Arlington Heights	123	1,319	1.07%	0.20%
PA 1-09	Northview Heights*	425	4,548	0.76%	0.11%
PA 1-20	Homewood North*	219	2,336	0.92%	0.25%
PA 1-31	Murray Towers	12	146	0.18%	0.03%
		779	1,465		

***Heating MBH Saved Calcs**

Roof MBH/yr.= $DDh \times 24 / 1000 \times A \times dU$
 Facade MBH/yr.= $DDh \times 24 / 1000 \times A \times dU$

***Cooling MBH Saved Calcs**

Roof MBH/yr.= $DDc \times 24 / 1000 \times A \times dU$
 Facade MBH/yr.= $DDc \times 24 / 1000 \times A \times dU$

Where: **DDh= Heating Degree Days per Year**
 DDc= Cooling Degree Days per Year
 dU= Change in Heat Transmission (U) Value
 A= Total Area, sf

Area	Electric kWh Saved	Electric \$ Saved	Natural Gas Saved MCF	Natural Gas \$ Saved	Total \$
All Areas	1,465	\$167	Option C Savings		\$167

* Buildings are Opt C, therefore savings not included in roof replacement savings totals

Limited Thermostats Savings

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA 1-04	Arlington Heights	1,194	14,973	10.39%	2.22%
PA 1-09	Northview Heights*	5,678	88,252	10.14%	2.20%
PA 1-11	Hamilton-Larimer	318	0	15.89%	0.00%
PA 1-20	Homewood North*	1,715	0	7.19%	0.00%
PA 1-32	Glen Hazel Family	2,294	0	17.35%	0.00%
PA 1-40	Mazza Pavilion (Brookline)		0	0.00%	0.00%
PA 1-41	Caliguiri Plaza (Allentown)	893	30,433	21.27%	3.73%
PA 1-44	Finello Pavilion (South Oakla	452	19,733	28.34%	4.02%
PA 1-45	Morse Gardens	835	19,469	27.84%	3.39%
PA 1-46	Carrick Regency	755	15,161	30.74%	2.33%
PA 1-47	Gualtieri Manor	453	7,751	32.14%	2.68%
		2,294	107,519	0.81%	0.47%

HA Site #	Site Name	Present Modified* Gas Heating MCF/yr	Present Modified* Electric Cooling kWh/yr	% of Cooling Controlled by Tenant Tstats	Indoor Temp. Heating	Indoor Temp. Cooling	Gas Savings MCF/yr	Electric Clg Savings kWh/yr
PA 1-04	Arlington Heights	9,486	62,618	100%	75	74	1,194	14,973
PA 1-09	Northview Heights*	48,596	397,647	100%	75	74	6,118	95,085
PA 1-11	Hamilton-Larimer	1,893	19,858	0%	76	74	318	0
PA 1-20	Homewood North*	20,429	76,634	0%	74	74	1,715	0
PA 1-32	Glen Hazel Family	10,931	186,049	0%	77	74	2,294	0
PA 1-40	Mazza Pavilion (Brookline)	2,082	33,545	0%	77	74	437	0
PA 1-41	Caliguiri Plaza (Allentown)	3,547	165,286	77%	78	74	893	30,433
PA 1-44	Finello Pavilion (South Oakla	1,346	98,241	84%	80	74	452	19,733
PA 1-45	Morse Gardens	2,487	119,734	68%	80	74	835	19,469
PA 1-46	Carrick Regency	2,250	91,887	69%	80	74	755	15,161
PA 1-47	Gualtieri Manor	1,348	55,891	58%	80	74	453	7,751

Heating Degree Days @ 60=	4606	Cooling Degree Days @ 70=	292
Heating Degree Days @ 65=	5829	Cooling Degree Days @ 65=	726
DD/Deg.F=	245	DD/Deg.F=	87
% reduction per Deg.F=	4%	% reduction per Deg.F=	12%
Target indoor Temp.=	72	Target indoor Temp.=	76

Area	Electrical Savings kWh	Electrical Savings \$	Natural Gas Savings MCF	Natural Gas Savings \$	Total \$
All Areas	107,519	\$12,236	2,294	\$48,348	\$60,584

* Buildings are Opt C, therefore savings not included in limiting thermostats savings totals

Replace Ventilation Units, New Chiller & Insulate Duct Savings

ECM: Replace Existing Gas Fired Rooftop Corridor Ventilation Units

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA1-31	Murray Towers	103	13,243	1.55%	3.06%
PA 1-40	Mazza Pavilion (Brookline)	60	6,445	2.35%	2.72%
	Totals	163	19,688	0.06%	0.09%

HA Site #	Site Name	CFM	Current Ventilation Units		New Ventilation Units		Cooling kW per Ton	kWh per Year*
			Heating Efficiency	MCF per Year*	Heating Efficiency	MCF per Year*		
PA1-31	Murray Towers	8,445	0.75	1,652	0.80	1,548	1	13,243
PA 1-40	Mazza Pavilion (Brookline)	4,110	0.75	804	0.81	744	1	
	Totals	12,555		2,456		2,293		13,243

*MCF per Year Calcs $MCF/yr. = cfm \times Ca \times H \times dT / Eh / 1030000$

*kWh per Year Calcs $kWh/yr. = cfm \times Ca \times Ec \times H \times dT / 12000$

Where:

- Ca= Heat capacity factor for air
- dT= Change in Temperature, Deg.F
- cfm= Airflow Cubic Feet per Minute
- H= Hours of Operation at Design Capacity per Year
- Eh= Heating Efficiency
- Ec= Cooling Efficiency, kW/Ton

ECM: Insulate Exterior Duct Runs of Make Up Air Handling Unit

HA Site #	Site Name	Annual Savings		Savings % of Total	
		Natural Gas - MCF	Electric - kWh	Natural Gas - MCF	Electric - kWh
PA1-31	Murray Towers	20	212	0.31%	0.05%

MAU Heating Temp: 85
MAU Cooling Temp: 70
Heating Efficiency: 70.0%
EER: 10

HA Site #	Site Name	Total Surface Area Sq Ft	Present U-Factor	Current MCFs	Current kWh	New U-Factor	Heating MCFs Saved	Cooling kWhs Saved
PA1-31	Murray Towers	100	1	23	236	0	21	212

*MCF Saved Calcs $MCF/yr. = A \times dU \times H \times dT / Bmcf / Eh$

*kWh Saved Calcs $kWh/yr. = A \times dU \times H \times dT / K / EER$

Where:

- dU= Change in Heat Transmission (U) Value
- H= Equivalent Hours of Operation at Design Capacity per Year
- A= Total SF of Duct Surface
- dT= Change in Temperature, Deg.F
- EER= Energy Efficiency Ratio, MBtu/kWh
- Eh= Heating Efficiency
- Bmcf= Btus per MCF of natural gas= 1,040,000
- K= Watts per Kilowatt= 1000

ECM Number	Electrical Savings kWh	Electrical Savings \$	Natural Gas Savings MCF	Natural Gas Savings \$	Total \$
30 New Unit	13,243	\$1,507	Option C Savings		\$1,507
32 Heat Recovery / New Chiller*	3,842	\$437			\$437
37 Insulate Duct	212	\$24			\$24

*Note: As per change order 1, the new chiller's potential to save is estimated to be the same as the originally proposed heat recovery savings. The original proposed savings are shown.

Adjustment Summary

Adjustment 1 - Elimination of Mazza Pavilion	\$28,047
Adjustment 2 - Elimination of Heat Pump Units	\$132,077
Adjustment 3 - Temporary elimination of Addison Terrace	\$371,785
	<hr/> <hr/>
	\$531,909

Adjustment Detail

1.Change Order 2 -Elimination of Mazza Pavilion

Discussion:
During installation Mazza Pavilion was removed from the project via Change Order #2 Rev #2 dated 30 July, 2008
This Change Order required that the effect of that elimination to be noted as savings adjustment.
The following values are adjustments to comply with that requirement.

Mazza Pavilion	Electric Savings	\$2,816
	Gas Savings	\$22,886
	Water Savings	<u>\$2,345</u>
	Total Savings	<u><u>\$28,047</u></u>

Adjustment Detail

2. Change Order 2 -Elimination of Geothermal Units

Discussion:

During the installation it was determined that a modification in the scope and number of geothermal units was in order. These changes are detailed in Change Order #2 Rev # 2 dated 30 July 2008. In this order, the savings guarantee was not adjusted, but it was stated that a Baseline Adjustment would be made to compensate for the lost savings due to these units being eliminated. The calculation below quantify those adjustments.

Calculations:

Geothermal deduction savings:

HA Site #	Site Name	Common Sq. Feet	Bldg Sq. Feet	Year Built	# of Flrs	# of Units	# of Bldgs	2 BR	3 BR	4 BR	5 BR	6 BR	
PA 1-09	Northview Heights	30,000	595,100	1960	2	501	75	36	353	87	25	0	
Gas Savings per BR (MCF):								2,714	26,613	6,559	1,885		
Electric Savings per BR (kWh):								(137,490)	(1,348,162)	(332,267)	(95,479)		
Units Eliminated:									66	27	3		
% units Eliminated:									0.19	0.31	0.12		
Gas Savings Eliminated (MCF):									4,976	2,036	226		
Electric Savings Eliminated (kWh):									(252,064)	(103,117)	(11,457)		
PA 1-20	Homewood North	8,000	145,550	1970	2 & 3	135	20	38	58	30	0	9	
Gas Savings per BR (MCF):								4,952	7,558	3,909	0	1,173	
Electric Savings per BR (kWh):								(238,706)	(364,340)	(188,452)	0	(56,536)	
Units Eliminated:									13	2		1	
% units Eliminated:									22%	7%		11%	
Gas Savings Eliminated (MCF):									1,694	261		130	
Electric Savings Eliminated (kWh):									(81,662)	(12,563)		(6,282)	
								Natural Gas					
								MCF	\$		kWh	\$	
Delete 96 units, Northview Heights								7,238	\$ 143,810	\$ 19.87	-366,639	\$ (41,724)	\$ 0.1138
Delete 16 units, Homewood North								2,085	\$ 41,428	\$ 19.87	-100,508	\$ (11,438)	\$ 0.1138
								\$ 185,238			\$ (53,161)		

Building Utilities Baselines

HA Site #	Site Name	Natural Gas - MCF			Electric - kWh			Water - Mgals			Total	AMP #
		MCF/yr.	Cost/yr.	\$ per MCF	kWh/yr.	Cost/yr.	\$ per kWh	Mgal/yr.	Cost/yr.	\$ per Mgals	Cost/yr.	
PA 1-01	Addison Terrace	56,106	\$ 1,114,862	\$ 19.87	4,288,267	\$ 488,211	\$ 0.11	52,514	\$ 486,808	\$ 9.27	\$ 2,089,881	1
PA 1-02	Bedford Dwellings	52,217	\$ 1,037,590	\$ 19.87	3,209,330	\$ 365,376	\$ 0.11	-	\$ -	\$ -	\$ 1,402,966	2
PA 1-04	Arlington Heights	11,491	\$ 228,332	\$ 19.87	675,017	\$ 76,849	\$ 0.11	13,355	\$ 123,801	\$ 9.27	\$ 428,982	4
PA 1-05	Allegheny Dwellings	17,214	\$ 342,053	\$ 19.87	2,312,239	\$ 263,244	\$ 0.11	10,321	\$ 95,679	\$ 9.27	\$ 700,975	5
PA 1-09	Northview Heights	56,014	\$ 1,113,030	\$ 19.87	4,018,889	\$ 457,543	\$ 0.11	24,572	\$ 227,782	\$ 9.27	\$ 1,798,355	9
PA 1-09H	Northview High Rise	6,224	\$ 123,670	\$ 19.87	446,543	\$ 50,838	\$ 0.11	2,730	\$ 25,309	\$ 9.27	\$ 199,817	9
PA 1-11	Hamilton-Larimer	1,999	\$ 39,716	\$ 19.87	143,352	\$ 16,320	\$ 0.11	3,476	\$ 32,222	\$ 9.27	\$ 88,259	11
PA 1-15	Pennsylvania-Bidwell	11,237	\$ 223,279	\$ 19.87	667,553	\$ 76,000	\$ 0.11	4,573	\$ 42,396	\$ 9.27	\$ 341,674	15
PA 1-17	Pressley Street	13,102	\$ 260,345	\$ 19.87	1,439,800	\$ 163,918	\$ 0.11	6,287	\$ 58,284	\$ 9.27	\$ 482,547	17
PA 1-20	Homewood North	23,843	\$ 473,784	\$ 19.87	926,803	\$ 105,515	\$ 0.11	16,317	\$ 151,258	\$ 9.27	\$ 730,556	20
PA 1-31	Murray Towers	6,651	\$ 132,166	\$ 19.87	433,333	\$ 49,334	\$ 0.11	3,656	\$ 33,888	\$ 9.27	\$ 215,388	31
PA 1-32	Glen Hazel Family	13,222	\$ 262,732	\$ 19.87	1,128,794	\$ 128,511	\$ 0.11	11,021	\$ 102,168	\$ 9.27	\$ 493,411	10
PA 1-40	Mazza Pavilion (Brookline)	2,532	\$ 50,314	\$ 19.87	236,747	\$ 26,953	\$ 0.11	1,326	\$ 12,294	\$ 9.27	\$ 89,560	40
PA 1-41	Caliguiri Plaza (Allentown)	4,198	\$ 83,423	\$ 19.87	814,918	\$ 92,777	\$ 0.11	3,454	\$ 32,015	\$ 9.27	\$ 208,216	41
PA 1-44	Finello Pavilion (South Oakland)	1,594	\$ 31,677	\$ 19.87	491,377	\$ 55,942	\$ 0.11	-	\$ -	\$ -	\$ 87,619	44
PA 1-45	Morse Gardens	2,999	\$ 59,588	\$ 19.87	574,185	\$ 65,370	\$ 0.11	3,036	\$ 28,144	\$ 9.27	\$ 153,101	45
PA 1-46	Carrick Regency	2,456	\$ 48,812	\$ 19.87	650,483	\$ 74,056	\$ 0.11	2,861	\$ 26,525	\$ 9.27	\$ 149,392	46
PA 1-47	Gualtieri Manor	1,408	\$ 27,980	\$ 19.87	288,945	\$ 32,896	\$ 0.11	1,529	\$ 14,170	\$ 9.27	\$ 75,046	47
		284,508	\$ 5,653,351	\$ 19.87	22,746,575	\$ 2,589,654	\$ 0.114	161,029	\$ 1,492,741	\$ 9.27	\$ 9,735,745	

Natural Gas Cost: \$19.8706 per MCF
Electric Cost: \$0.1138 per Kwh
WaterCost: \$9.2700 Per Mgal.
Combined Water/Sewer: \$9.2700 Per Mgal.

ECM: Water Conservation & Lighting

Qty	Site	Unit	Lighting (Bath & Kitchen)	Kitchen	Bathroom	Shower	WC
				1.5 GPM	0.5 GPM	2.0 GPM	1.6 GPF
1	Northview Heights	712	x	2.2	1	x	x
2	Northview Heights	711	x	x	x	x	x
3	Northview Heights	640	x	x	x	x	x
4	Northview Heights	644	x	2.2	x	x	x
5	Northview Heights	865	x	2.2	x	x	x
6	Northview Heights	147	x	2.2	x	x	x
7	Northview Heights	107	x	2.2	x	x	x
8	Northview Heights	1476	x	x	x	x	x
1	Pressley	1516	x	x	x	x	x
2	Pressley	1315	x	x	x	x	x
3	Pressley	1118	x	x	x	x	x
4	Pressley	515	x	x	x	x	x
5	Pressley	304	x	x	x	x	x
6	Pressley	208	x	x	x	x	x
1	Carrick	8E	x	x	x	x	x
2	Carrick	6L	x	x	x	x	x
3	Carrick	4A	x	2	x	x	x
4	Carrick	4e	x	x	x	x	x
5	Carrick	2L	x	x	x	x	x
6	Carrick	1J	x	x	x	x	x
1	Gualtieri	908	x	x	x	x	x
2	Gualtieri	815	x	x	x	x	x
3	Gualtieri	1009	x	x	x	x	x
4	Gualtieri	1008	x	x	x	x	x
5	Gualtieri	1108	x	x	x	x	x
1	Arlington	535	x	x	x	x	x
2	Arlington	606	x	2	x	x	x
3	Arlington	608	x	2	x	x	x
4	Arlington	643	x	x	x	x	x
5	Arlington	645	x	x	x	x	x
6	Arlington	656	x	2	x	x	x
Notes: 1- x - Proper fixture still in place and operating.							

MVS: Charlie Hanna

Date of Inspection:

7/21/2015

ECM: Limiting Thermostats

	Site	Unit #	Occ Heat	Limit Heat	Occ Cool	Limit Cool	Current Temp
1	Northview Heights	802	N/A	73	71	75	71
2	Northview Heights	707	N/A	73	66	75	76
3	Northview Heights	46	N/A	73	71	75	71
4	Northview Heights	44	N/A	73	Off	75	72
5	Northview Heights	32	N/A	73	Off	75	73
6	Northview Heights	404	N/A	73	75	75	70
7	Northview Heights	402	N/A	73	67	75	67
8	Northview Heights	406	N/A	73	72	75	72
1	Arlington	535	N/A	73	Off	75	70
2	Arlington	606	N/A	73	70	75	70
3	Arlington	608	N/A	73	Off	75	71
4	Arlington	643	N/A	73	68	75	75
5	Arlington	645	N/A	73	73	75	71
6	Arlington	656	N/A	73	79	75	70

Notes:

1- In some units, the tenants are calling Honeywell tech support to get directions on bypassing the lock on the digital thermostats.

2- Some tenants acquire a doctor's note to gain full control of thermostat.

MVS: Charlie Hanna

Date of Inspection:

7/21/2015

ECM: Miscellaneous

ECM Description	Notes
Windows & Air Sealing	Installation is in place and there are no issues with this ECM.
Refrigerators	No issues reported
Geothermal Heat Pumps	No issues reported
Radiator Valves	No issues reported

MVS: Charlie Hanna

Date of Inspection:

7/21/2015

Glossary of Terms

actual cost	Actual energy cost taken directly from utility bill.
actual savings	Savings derived through the Metrix TM program; baseline less actual costs. Positive actual savings indicate utility costs have been reduced after adjusting for weather and other variables in dollars.
balance point	(HtgDD), the outdoor temperature below which space heating is required or (ClgDD), the outdoor temperature above which space cooling is required.
baseline	The adjusted, tuned pre-retrofit bills (usually 1 year) used to compare to post-installation usage in order to calculate savings.
baseline cost	Cost calculated for the baseline using current rates.
billed dollars	Amount billed from utility company.
bill matching	Adjustment made by Metrix TM to account for differing number of days in the billing period before calculating cost avoidance.
cost avoidance	The difference between the baseline cost and the actual or SimActual cost in dollars.
degree-day	Unit representing one degree of difference between the balance point selected and the average temperature during one day.
EER	Energy Efficiency Ratio of cooling equipment defined as the cooling effect in BTU's divided by the power use in watts
guarantee period	Time period specified in contract for which Honeywell will guarantee energy savings.
guarantee year	Number identifying for which year the review is performed based on the number of years the guarantee is in effect.
guaranteed savings	Those savings Honeywell promises the customer through the use of maintenance programs, retrofits, upgrades and energy management systems.

Glossary of Terms

HVAC	Industry standard abbreviation for Heating, Ventilating and Air Conditioning.
HtgDD/ClgDD	HtgDD = Heating degree-days ClgDD = Cooling degree-days
kW	Kilowatt - a unit of electrical power, equal to 1000 watts.
kWh	Kilowatt hours - a unit of electrical energy or work, equal to that done by one kilowatt acting for one hour.
modification	An allowance for changes in the facility which affect utility usage that occur while tracking the performance of a meter. Modifications correct both the actual and baseline usage and cost for meters.
pre-installation	Time period (start month and stop month, typically one year's time) that is used as a benchmark for comparison which consists of all energy bills applicable to the retrofit.
R^2	A measure of how well the independent variable in a regression can explain changes in the dependent variable. An $R^2 = "1.0"$ indicates a perfect correlation.
rate tariff	Actual amount the utility company charges per unit of energy or demand; used by Metrix TM to calculate utility costs for the SimActual & Baseline scenarios.
reference year	The actual usage for designated baseline period.
review period	Time period for which savings are reported.
runtime adjustment	Adjustment made for those hours equipment has run beyond the operating hours specified in the contract.
simactual	The total cost for the billing period as calculated by Metrix TM .
weather adjustment	Adjustment made by Metrix TM for weather variations using degree days.



Report Delivery Receipt

Honeywell has presented the Cost Avoidance Review for Housing Authority of the City of Pittsburgh; Contract No. 565-89-52029. This report details energy savings results for Year 4 and indicates cost avoidance of \$3,046,182 for the year, as compared to the energy guarantee per the contract of \$2,797,637.

Please sign below to acknowledge receipt of this report. Your signature does not indicate acceptance of the results. If the results are not agreed upon, Housing Authority of the City of Pittsburgh has forty-five (45) days from the delivery date of this report to provide a detailed explanation and request for action, in writing, to Honeywell International Inc., Energy Analysis, 4263 Monroe Street, Toledo, Ohio 43606. Otherwise, the cost avoidance results will be deemed accepted.

Received by:

Presented by:

Name (please print)

Signature

Signature

Date

Date