

**CITY OF STEVENS POINT
SPECIAL JOINT COMMON COUNCIL / REDEVELOPMENT AUTHORITY MEETING**

**Lincoln Center
1519 Water Street**

**July 13, 2015
5:00 P.M.**

1. Roll Calls.
2. *Persons who wish to address the Mayor and Council on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Common Council during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Mayor.
3. Presentation and related discussion of the Edgewater Manor Needs Assessment.

Discussion and possible action on the following:

4. Request for funding from the Redevelopment Authority to the City of Stevens Point for needed improvements to Edgewater Manor.
5. Adjournment.

Any person who has special needs while attending this meeting or needs agenda materials for this meeting should contact the City Clerk as soon as possible to ensure that reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.



Memo

Michael Ostrowski, Director

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com

To: Redevelopment Authority and Common Council
From: Michael Ostrowski
CC:
Date: 7/8/2015
Subject: Edgewater Needs Analysis

Enclosed you will find a copy of the Edgewater Needs Analysis that was completed by Architects Group Limited. This document is a result of the desire to determine what repairs/improvements will need to be made to Edgewater Manor in the near future. At the Redevelopment Authority / Common Council meeting on 7/13/2015, the consultant Dave Johnson will present the results and be available to answer any questions regarding the process and recommendations. The cost estimates for the repairs/improvements are located at the end of the document. The costs are broken out into three categories: Life Safety Items, Energy/Maintenance, and Cosmetic. While not everything in this report will need to be completed immediately, the report does provide a realistic representation of the likely potential costs that Edgewater Manor will face in the near term, and what it will take to make it competitive in the marketplace.

If you should have any questions in the meantime, please do not hesitate to contact me.



1825 South Webster Avenue, Suite 202
Green Bay, WI 54301
Phone: 920-432-1232 Fax: 920-432-7283
Website www.aglgb.com
agl@aglgb.com

June 29, 2015

Michael Ostrowski
Director of Community Development/Community Development Authority
Stevens Point City Hall
1515 Strongs Avenue
Stevens Point, WI 54481

RE: Edgewater Manor Study

Michael,

Two site visits were made with the first visit on March 19, 2015 for the energy audit and the second visit was on April 16, 2015 for the Architectural review. This letter will provide the condition of items observed, deficiencies, and recommendations for changes for life safety, energy/maintenance, and cosmetic eye appeal and budget numbers.

If there are any questions, please contact us for further clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Johnson', is written over a horizontal line.

David Johnson
Architects Group Limited

PAVEMENT, PARKING, DRIVEWAYS, SIDEWALKS

Asphalt parking and drive surfaces are showing their age. Existing cracks in surface have been tar sealed and new cracks are beginning. Portions of the surface have been patched with asphalt. Surface should be replaced with new asphalt to provide uniform walking surface that will be pitched for water surface drainage.



CURB

Concrete curbing along the drive has many areas where the concrete is spalling or cracked leaving the reinforcing bar exposed. At the time the asphalt drive is replaced the curbing should be replaced.



BROKEN CURBING



PARKING LOT PATCHING

Concrete sidewalks in front of the building adjacent to the drive has many joints where the concrete has spalled or disintegrated. These joints create stumbling or tripping hazards for people using the walks and need replacing. The walk up to the front entry does not have an ADA landing in front of the door. Sidewalk to be removed and re-graded to provide proper slope.

SIDEWALKS



SLAB ON GRADE/FOUNDATIONS/STRUCTURAL

No visible signs of first floor slab movement or foundation settling or any movement on the upper floors was observed and are believed to be in good shape.

ROOF

Roof membrane is a ballasted EPDM installed in 2003. The contractor, Central Roofing, was contacted and was informed when re-roofed there was 4" of polyisouyanurate insulation installed over 2 inches of extruded insulation. R-value is approximately 33 which is good. Typical life expectancy for this type of roof is 15-18 years. This roof is presently 12 years old and should have 5 years of life expectancy left. Seams at the expansion joints are showing signs of beginning to not adhere and should have them reviewed and repaired by a roofer. The ballast in most corners of the roof has the stone moved by the wind. The ballast to be moved back or have 2' x 2' x 2" thick concrete pavers added in the corners to keep the membrane down. To be proactive to any roof problems, it is recommended to review the roof each spring and fall for lap seam adherence and shrinking of the membrane around roof perimeter and penetrations. Anything unusual observed should be reviewed by a roofer.

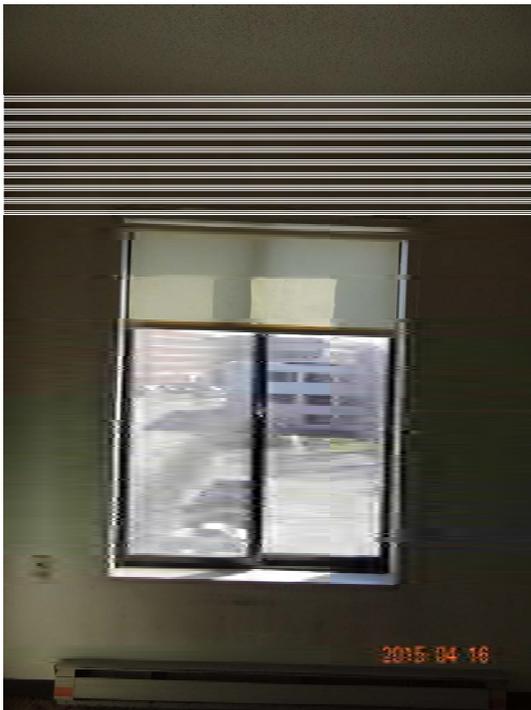
**NORTHWEST
ROOF CORNER**



WINDOWS

Existing windows are original with the building from 1979 and are A-Therm by Acorn. This window company is no longer in business. The horizontal sliding windows roll hard due to the years of dirt accumulating in the rollers and the weather stripping is wearing. The insulating glass reviewed did not exhibit any seal failures: The life expectancy for windows are 35-40 years which these windows are nearing.

Recommendation is to replace the windows. New replacement windows would have improved thermal-break materials in the frames, glazing has improvements thru Low-E coatings and tinted glass and gas within the insulated glass to improve thermal efficiencies of the window system which will relate to energy savings for the building. New windows would also be easier for tenants to operate.

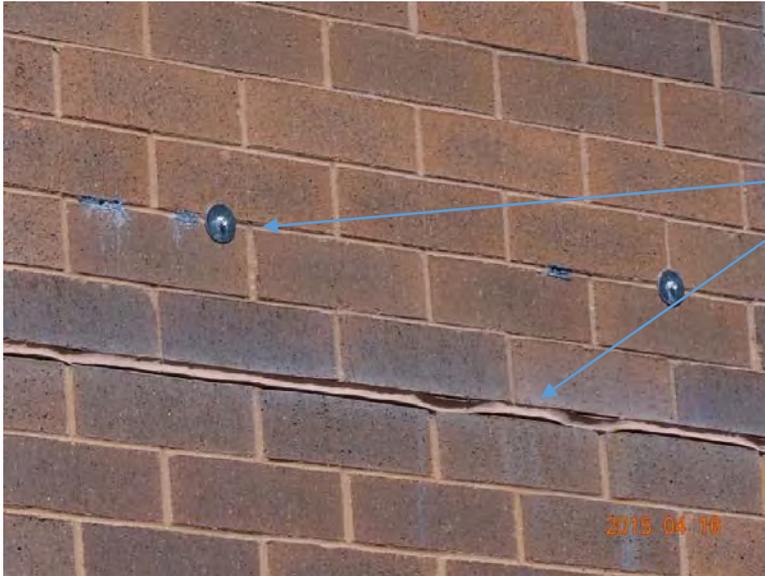


APARTMENT WINDOW

EXTERIOR WALL

The building exterior wall is comprised of brick veneer over gypsum sheathing over metal studs with fiberglass insulation between the studs and an aluminum faced vapor barrier gypsum board on the interior. At each floor level anchored to the concrete floor slab is a shelf angle to carry the weight of the brick for each floor.

Brick and mortar is not impervious to water. To direct water that would penetrate the masonry, wall flashing is installed at each shelf angle to direct moisture in the cavity to the exterior face. From Apartment 506, where the contents of the exterior wall is exposed, it was observed the flashing is a plastic type, trade name Nervastral, which was common at the time this building was built. This particular type of flashing as it ages does become brittle and can actually crack in the wall cavity rendering the purpose of the flashing ineffective. The bottom of the wall cavity was also observed to have excess mortar droppings which prevents water being directed to the exterior. On the exterior wall side where the flashing is at the shelf angle, this horizontal joint is also caulked stopping the water from exiting the brick cavity. The above combination we believe has caused water to be trapped in the cavity and thru the freeze/thaw cycle has caused the brick veneer to move outward. This is evident by the fact the brick has moved outward at the windows tearing the caulking and causing the metal window sills to tip upward directing water back into the cavity. A temporary fix was made in 2014 to re-secure the brick to the metal studs by trying to stabilize or pull back the brick with thru the brick veneer anchors to metal studs. This fix does present concerns that additional exterior anchor points are a source for water to enter the cavity and if the wall was pulled back, has any of the mortar joints broken allowing water to enter the cavity.



**WALL ANCHORS
AND CAULKING**



**NORTHWEST
WALL FACE**

It is our opinion the masonry veneer should be removed and replaced with a new cladding material of brick or EIFS. Present code requires an air/weather barrier be placed over the sheathing and the energy code requires continuous insulation be placed over the wall framing. Both of these items are not present in this building. The lack of continuous insulation over the studs is evident by observing dark vertical streaks on the interior side of the exterior wall. These dark streaks are where the studs occur and are due to the studs being colder than the adjacent surfaces. These “Cold” studs also reduce the R-Value of the wall. Adding continuous insulation will increase energy efficiency of the wall and lower operating costs.



PUBLIC AREAS

Corridor flooring, walls and ceiling are all in good repair but these surfaces are basic and utilitarian. To update the corridors, recommendation would be to add a border carpet along the walls and a more lively patterned carpet for the walking surface. The corridor ceiling could have the ceiling tile removed and replaced with a tile that would have a sculpted surface. The walls are basically painted white which is sterile looking. Thru the use of warmer paint tones and a chair rail addition a more inviting space can be created. The corridor ceiling light fixtures are surface mounted fluorescents. To upgrade the appearance, recommendation would be to install wall mounted lights on the corridor walls.

The community gather spaces on the end of the corridors were observed to have wrinkled carpets which could present tripping hazards for the tenants. The wrinkled carpets are caused from the wheels on the rolling chairs causing carpet delamination. Recommendation is to replace the chairs with a sled base in lieu of rollers and to replace the wrinkled carpet.

The hard floor tile on first floor outside the community room/main entry, was observed to be delaminated from the concrete floor. Sounding the floor by tapping uncovered many unbonded tile. Recommendation is to replace this tile with new tile and to create a color pattern in the tile to create an interest and be inviting to enter.

NORTH COMMONS 5TH FLOOR



Corridor doors appear to be in good shape. The apartment doors do have blank plugs installed where the hardware has been changed. There also appears to be two color shades of wood door stain installed. Doors to trash rooms/storage rooms to have the knobs changed to lever hardware for ADA compliance. For a more uniform appearance, replace the wood corridor doors with new solid core wood doors with lever hardware.

APARTMENT DOOR

The fire hose cabinets located on each floor were not observed to have any tags indicating when the hoses were last tested. Unsure if hoses have dry rot that would cause the hose to leak or burst if used. Recommend these hoses to be tested and replaced if found defective.

The two elevators, one passenger and one freight, have not been updated since originally installed in 1979. This was verified by talking to Otis Elevator your current service provider. The existing elevators do have double walled cylinders meeting present code. The car operating panel, hall buttons, phone in car (Non-Existent) fireman's service, relay controls, pumps are not meeting present code or meet ADA requirements. New microprocessor controls and in tank pumps would be more energy efficient to operate. Recommendations are to update both elevators.

The Community Room on the first floor is in good shape other than the VCT flooring which is observed as curling. Recommendation is to replace the flooring with either a luxury vinyl tile or a porcelain tile floor for ease of clean ability and longevity.

The front entrance has ADA handicap assisted door openers on each door. One item observed to help visitors access the tenants after the interior vestibule door is locked is to add a telephone based intercom in the vestibule that would allow visitors to call the apartment they want to visit, have the tenant answer and to push a button to unlock the entry door to allow the visitor to enter. This will still maintain security for the building.

Weather stripping at exterior doors to be replaced with units that will seal tighter to the doors/frames.

The mail boxes have been replaced to the new style required by the post office and are in good shape.

The existing corridors do have a Fire Suppressions system only. To increase protection to all the tenants, install a Fire Suppression system thru out the building. If this were a new building, a sprinkler system would be required thru out the building. A building fully equipped with sprinklers usually results in lower insurance premiums.

APARTMENTS

The apartments that were entered to review conditions were:

110, 409, 411, 413, 416, 503, 506, 508



To make the apartments feel less institutional and more residential, recommendation is to cover the painted block walls with drywall or plaster. This occurs in living rooms, bedrooms, and kitchens.

APARTMENT LIVING ROOM

The kitchen cabinets are original to the building and the condition observed was surprisingly good for the type of construction they are. The style and color of the cabinets is dated. The dark colors in the small kitchen also gives the impression of a smaller space. Removing the pantry cabinet will also allow for more countertop space to be added. Recommendation is to replace the cabinets with an all plywood cabinet which will be very durable and will last for 30 years.

Kitchen appliances are usually on a 10-12 year replacement cycle. Age of these appliances is unknown. Controls for electric ranges are on the back control panel requiring you to reach over the hot burners. The recommendation would be to replace the ranges for tenant safety and the refrigerator to upgrade to Energy Star model for energy savings.



APARTMENT KITCHEN

The outlets on each side of the kitchen sink to be changed to GFI protected.

Bedroom and living room to have a ceiling fan with a light kit added to the rooms to increase the ventilation/cooling effect for tenant comfort.

Existing flooring is a 12 x 12 VCT and observed to be in good shape. This is the most economical flooring and allows easy replacement in case a limited number of tiles are damaged. Tenants can install carpeting over the top if they prefer. When replacing kitchen cabinets, the potential is some flooring would need to be patched in. The patching would be noticeable due to the tile age and color lot to what is available now. To also help provide a fresh new look, the floor tile can be replaced with new vinyl composition tile and vinyl base.



Bedroom and bathroom, closet doors are in good shape, but again are dated being a dark color. The bedroom/bathroom door locks have knob hardware. Recommend to replace these doors with new, lighter color faces and have ADA lever handles.

APARTMENT BEDROOM CLOSET

The bathroom medicine cabinets are newer and in good shape. The lavatories have single lever faucets and operating well. The toilets are rear discharge and are not water saving style. The flooring is sheet vinyl and color dated. Recommendation is to replace the toilets with new water saving style, replace the lavatory with a new style with a water saving faucet, and replace the flooring with a new style and color.



APARTMENT BATHROOM

The tub/ceramic tile shower walls are in good shape. Some mold was observed in the caulk joint between the tub/wall joint. Other projects we have worked on have been replacing tubs with showers as it is easier and safer for older tenants to use. At this same time the shower controls can be replaced with newer water saving style. Per building staff, they recommend about 1/2 be changed. The other units with the tubs remaining to replace the wall tile for a more modern appearance and replace the shower control with water saving features.

The ceiling finish observed to have a “popcorn” appearance. Projects of this approximate age in the past has found this “popcorn” contained Asbestos. Anytime any work was required that affected the ceiling, special precautions and work was needed to get the work done. Recommendation is to have this tested.

APARTMENT CEILING



The present smoke detector is located outside the bedroom door. To assist the older tenants, the smoke detector could be replaced with a unit that will allow strobe lights to be added to it and to have the strobe lights brought into the bathroom/bedroom/living room to alert people who are hard of hearing. You could also go one step further and that would be to have the building fire alarm system upgraded to include strobe lights into each apartment unit to notify tenants building wide.

To provide additional protection to the tenants, a building wide fire protection sprinkler system could be added. This is not required at this time to existing housing structures but if this were a new building, it would be required.

The existing units designated as handicap may have met the requirements at the time of construction but do not meet the present handicap codes. The kitchen countertops are too high, the stove has rear mounted controls in lieu of front mounted, and controls to the range hood are out of reach. The bathroom grab bars are inadequate, access to the tub, grab bars, shower controls do not meet present requirements. To meet present ADA code for handicap accessibility will require some reconfiguration of the space.

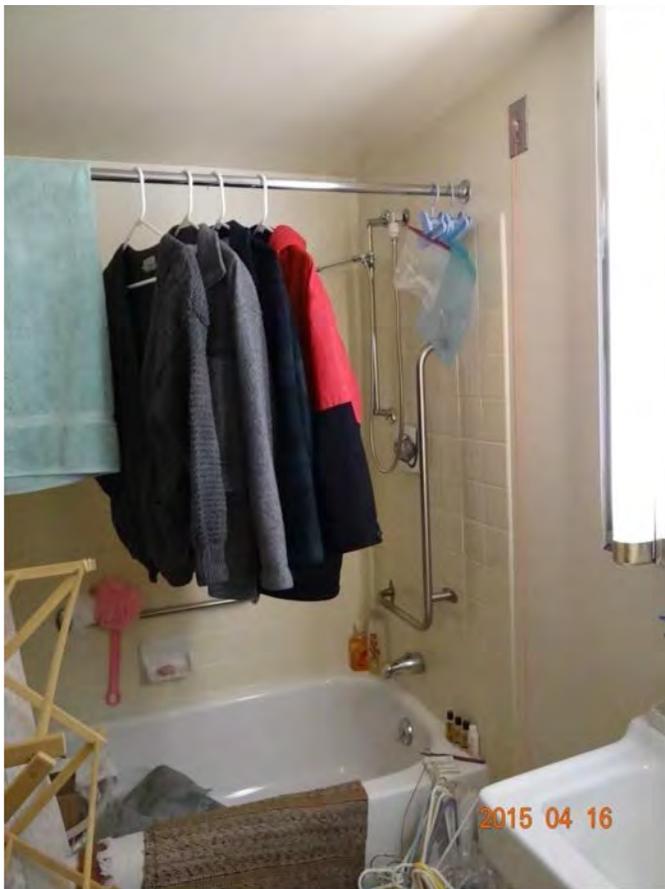


**HANDICAP
APARTMENT KITCHEN**



HANDICAP APARTMENT KITCHEN

**HANDICAP
APARTMENT
BATHROOM**



**HANDICAP APARTMENT
BATHROOM**

Edgewater Manor Energy Audit
Stevens Point, WI
June 15, 2015

Study prepared by:

Michael Bracket
Bracket Engineering Consulting, LLC
PO Box 8051
Green Bay, WI 54308-8051
mike@bracketengineering.com
Phone/Cell: 920-737-5275

Study prepared for:

David Johnson
Architects Group Limited
1825 South Webster Ave,
Suite 202
Green Bay, WI 54301



Introduction

Bracket Engineering Consulting, LLC was hired to perform an energy audit of the existing Edgewater Manor, in Stevens Point, WI. The scope of the evaluation is to review the existing consumption for the building, and recommend energy conservation changes for the building.

The existing building was constructed in 1978. There were some changes in the administrative and public areas in 1996. The wall construction varies throughout the building, but the majority of the walls are constructed of 4" metal studs, with 4" fiberglass insulation, gypsum board on the inside and outside of the stud walls, air gap and 4" face brick fascia. A small percentage of the walls are constructed of concrete block with extruded polystyrene insulation. There are some infill walls around windows that have 4" metal studs, extruded polystyrene insulation, gypsum board and decorative facade panels.

The original building was designed with heating and ventilating in throughout the building. Heating is provided by electric baseboard, electric heat unit ventilators in the corridors, and electric unit heaters in support areas. The administrative area had an air conditioning system, and it was upgraded in the 1996 renovation. In the 1996 upgrade, the heat in the air handler was changed from electric to hot water heat, with a gas-fired copper fin type hot water boiler.

The plumbing system has a central hot water heating system. The system consists of (2) gas-fired copper fin boilers with a storage tank and recirculation system throughout the building.

Lighting throughout the public areas of the building are fluorescent type fixtures with T8 bulbs. The living spaces are lit with incandescent type light fixtures and the bathrooms have fluorescent lights over the lav sink. Many of the incandescent bulbs have been replaced with compact fluorescent type bulbs.

The report goes into detail about the energy consumption of the existing building. The energy model was checked against actual energy bills from 2014, for accuracy. The report has recommended changes that will save energy for the facility. Only the high energy consuming items are addressed in this report.

General Building Description

The building is a five story, concrete and brick wall construction with concrete panel roof deck, flat pitch roofs and moderate amounts of glass. The largest percentage of the building is living units and there are support offices and gathering room. The total area of the building is approximately 58,800 square feet.

The majority of the building is insulated with 4" fiberglass batt insulation in the exterior walls. The flat roof assemblies have board insulation and single ply roofing with rock ballast. Some foam board insulation is used in certain areas of the building, under the windows. The building foundations are insulated with foam board insulation on the vertical walls.

Heat and ventilation of the majority of the building is supplied by electric heaters, baseboard and unit ventilators. Unit ventilators in the corridors supply ventilation air into the building. Living units have exhaust fans in toilets and a cook range hoods that exhaust to the roof. The office and community areas are served by an air handling unit with condensing unit for cooling, and gas-fired hot water boiler for heat. There is no central cooling unit for the living units. Window air conditioners are installed every year in individual units to cool the rooms.

Domestic hot water is supplied to the building from a central gas-fired copper fin boilers and storage tank with pumped recirculation from the building.

Procedures

As described earlier, the goals of this study are to review energy use, and develop suggestions to reduce energy use within the building. The recommendations involve retrofit or upgrades of existing systems or construction components of the building. Information for the study was obtained from the original building plans, dated 1978 and office upgrade plans, dated 1996.

The building was modeled with an energy analysis program to calculate the electrical and natural gas consumptions. The model was compared to the existing utility bills for accuracy, then recommended changes were modeled to calculate reductions in energy use. The following is a list of items addressed in this study:

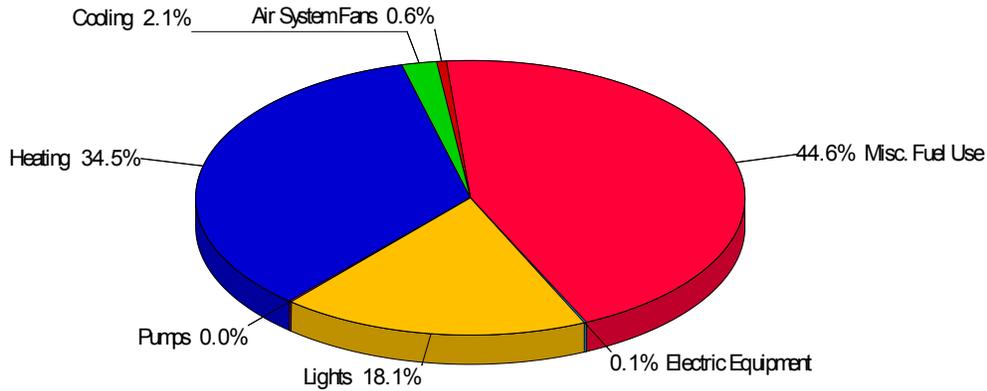
1. Building envelope heating and cooling calculations. Major energy consuming components were considered for upgrades.
2. Building lighting systems were calculated for energy consumption.
3. HVAC system operating costs were calculated. The calculations were grouped into building envelope heating and cooling losses, internal heat gains, and ventilation loads.
4. Develop a list of recommended changes to conserve energy use.

The energy use calculations were modeled using the Hourly Analysis Program (HAP), by Carrier Corporation. The program is recognized by agencies in the energy industry to produce accurate information for energy analysis.

Results and Discussions

The energy model for the building was constructed and compared to existing utility bills. Then recommended changes were developed and modeled. The major summaries are as follows:

Existing Building Energy Use Calculations



1. Annual Costs

Component	Annual Cost (\$)	(\$/ft²)	Percent of Total (%)
Air System Fans	908	0.015	0.6
Cooling	3,272	0.056	2.1
Heating	54,893	0.934	34.5
Pumps	38	0.001	0.0
Heat Rejection Fans	0	0.000	0.0
HVAC Sub-Total	59,111	1.005	37.2
Lights	28,762	0.489	18.1
Electric Equipment	173	0.003	0.1
Misc. Electric	0	0.000	0.0
Misc. Fuel Use	71,002	1.208	44.6
Non-HVAC Sub-Total	99,936	1.700	62.8
Grand Total	159,047	2.705	100.0

Note: Cost per unit floor area is based on the gross building floor area.

Gross Floor Area **58802.0** ft²
 Conditioned Floor Area **58802.0** ft²

The entire report is included in the Appendix A.

The following table is a comparison between the actual utility bills from 2014 and the predicted energy use from the HAP model.

2014 Utility Bills				Calculated Values from HAP Model			
page	Month	Actual KW used	Actual Therms used	Calculated KW used	% Difference	Calculated Therms used	% Difference
87	January	110,160	1,075	127,842	16.1	975	-9.3
103	February	98,160	963	109,918	12.0	842	-12.6
2	March	85,440	1,721	83,608	-2.1	831	-51.7
11	April	62,160	1,361	54,228	-12.8	777	-42.9
21	May	44,160	663	33,468	-24.2	755	13.9
31	June	32,880	461	31,399	-4.5	715	55.1
51	July	37,200	545	35,919	-3.4	764	40.2
41	August	34,560	477	32,620	-5.6	733	53.7
57	September	37,440	548	31,064	-17.0	737	34.5
67	October	37,680	569	47,509	26.1	786	38.1
79	November	64,080	922	79,704	24.4	790	-14.3
93	December	96,720	916	116,229	20.2	935	2.1
		740,640	10,221	783,508	5.8	9,640	-5.7

The percentage of difference can be explained by weather data used in the HAP program versus the actual weather seen in 2014.

A breakdown of the building and energy consuming systems or assemblies within the existing building are listed below:

Total building square footage:	58,800 square feet
Total building exterior wall area:	35,155 square feet
Total building roof area:	14,656 square feet
Total window area for the building:	5,168 square feet, 12.8 % of the wall area
Total cooling load for the building:	690,283 BTU's/hr, 57.52 tons, 1,022 sq.ft./ton
Total heating load for the building:	1,194,670 BTU's/hr, 20.32 BTU/sq.ft.
Lighting load for the building:	0.67 watts/sq.ft.
Heat gain/loss, roof:	19,291 BTU's/hr cooling, 71,556 BTU's/hr heating
Heat gain/loss, walls:	43,319 BTU's/hr cooling, 175,483 BTU's/hr heating
Heat gain/loss, windows:	253,420 BTU's/hr cooling, 364,488 BTU's/hr heating
Heat gain/loss, floors:	0 BTU's/hr cooling, 22,115 BTU's/hr heating
Heat gain/loss, ventilation systems:	195,089 BTU's/hr cooling, 561,028 BTU's/hr heating

Note, the largest energy consumers are the windows and ventilation systems. The windows represent 12.8% of the gross wall area, and consume 36.7% of the cooling energy and 30.5% of

the heating energy. The ventilation systems consume 28.3% of the total cooling load and 47% of the heating load for the building. The complete table is in Appendix C.

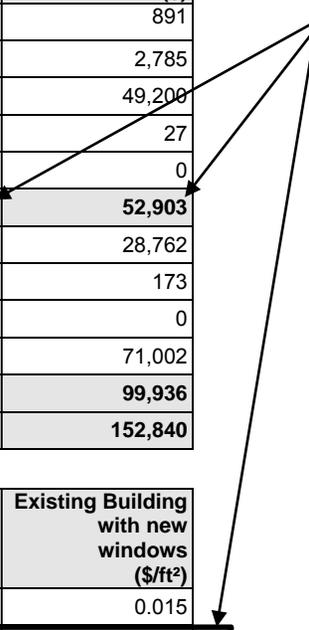
Replace Existing Windows

Because the existing windows are such high energy consumers, this is the first item to be addressed. The revised model used a Graham aluminum window frame, slide-by, with bronze tinted outside glass pane, low E inside pane, with argon filled air gap.

Component	Existing Building (\$)	Existing Building with new windows (\$)
Air System Fans	908	891
Cooling	3,272	2,785
Heating	54,893	49,200
Pumps	38	27
Heat Rejection Fans	0	0
HVAC Sub-Total	59,111	52,903
Lights	28,762	28,762
Electric Equipment	173	173
Misc. Electric	0	0
Misc. Fuel Use	71,002	71,002
Non-HVAC Sub-Total	99,936	99,936
Grand Total	159,047	152,840

Component	Existing Building (\$/ft²)	Existing Building with new windows (\$/ft²)
Air System Fans	0.015	0.015
Cooling	0.056	0.047
Heating	0.934	0.837
Pumps	0.001	0.001
Heat Rejection Fans	0.000	0.000
HVAC Sub-Total	1.005	0.900
Lights	0.489	0.489
Electric Equipment	0.003	0.003
Misc. Electric	0.000	0.000
Misc. Fuel Use	1.208	1.208
Non-HVAC Sub-Total	1.700	1.700
Grand Total	2.705	2.599
Gross Floor Area (ft²)	58802.0	58802.0
Conditioned Floor Area (ft²)	58802.0	58802.0

\$6,208.00 savings, 10.5% overall savings with new windows.



Energy Recovery on Ventilation Systems

Ventilation systems are expensive to operate, and the makeup air for the resident units is made up by electric unit ventilators in corridors. The air handling unit heats and cools the ventilation air with the boiler system and air conditioning unit dedicated to AHU-1. The follow cost analysis would gather the exhaust into one or more locations, pass it through and air to air heat exchanger, and send the outside back into the units that treat the outside air. The heat exchanger transfers energy from the outgoing exhaust air to the incoming make air, thus lowering the heating and cooling energy to treat the ventilation air. The entire report is included in the appendix.

Component	dedicated outside air system (\$)	dedicated outside air system (ERV) (\$)
Air System Fans	0	0
Cooling	181	12
Heating	63,825	10,024
Pumps	0	0
Heat Rejection Fans	0	0
HVAC Sub-Total	64,006	10,036
Lights	0	0
Electric Equipment	0	0
Misc. Electric	0	0
Misc. Fuel Use	0	0
Non-HVAC Sub-Total	0	0
Grand Total	64,006	10,036

The energy savings represents a 84.3% savings in operating costs. Much of the savings is due to the electric heat tempering outside air in the unit ventilators in the corridors.

Opinion of Construction Cost for this opinion is: \$ 27,700.00

Replacing Existing Boilers with More Efficient Units

Existing boiler efficiencies are about 85% combustion. The best efficiency boilers are at about 95% combustion efficiency. There is not enough gas usage in the building to justify changing the boilers. However, when these boilers fail, it would be prudent to replace them with the most efficient boilers.

Replacing Existing Air Conditioning Unit with More Efficient Unit

The existing condensing unit, which serves the air handling unit in the front office and community areas has recently been replaced. It is about 1.5 to 2 years old. It operates at an EER rating of about 11.2. Replacing this unit would not show a quick return on investment. Same as the boilers, when it is time to replace the unit, a more efficient operating unit would be recommended.

Replace portable window AC's with PTAC's

The owner did mention replacing the existing portable window air conditioning units with packaged terminal air conditioning units (PTAC), similar to a hotel unit. Replacement units would not represent a significant savings in energy, and return on investment would be many years. The existing electric baseboard heater will need to be moved to accommodate the new PTAC wall sleeve.

Opinion of Construction Cost for this opinion is: \$ 2,600.00 per living unit (does not include cutting opening into existing wall)

Decreasing domestic water use

Domestic water use in the building has been addressed for most of the water using fixtures or devices. The laundry room has high efficiency wash machines. Kitchen sinks, lavs and shower heads are all equipped with low water flow devices. The toilets are still the 3-5 gallon flush type. The United States Environmental Protection Agency (EPA) states that a 20% to 60% water savings per household could be realized by installing low flush toilets (1.6 gallons per flush). A copy of the EPA publication is included in the appendix.

Opinion of Construction Cost for this opinion is: \$ 225.00 per toilet (toilet only, no installation)

Existing emergency generator

The existing emergency generator was installed with the original building, in 1978. Life expectancy is generally 20 to 30 years, which means this on at the end of its expected life. The existing 100 KW natural gas generator should be considered for replacement. The transfer switch is usually replaced at the same time, due to compatibility issues. A typical 100 KW emergency generator is shown in the appendix.

Opinion of Construction Cost for replacement of emergency generator, outdoor with sound enclosure and 400 automatic transfer switch is: \$ 58,000.00

Conclusions

Bracket Engineering Consulting, LLC has performed a study of the existing Edgewater Manor, in Stevens Point, WI. The scope of the evaluation is to review the existing consumption for the building, and recommend energy conservation changes for the building.

The report looked at several issues related to the existing building. The individual items reviewed and conclusions are listed below:

- 1. Existing Building Energy Use Calculations:** The model produced by HAP closely represents the building energy consumption. The table on page 6 shows the percentage difference for each month for electric and natural gas usage. The difference average less than 10% difference, actual to model calculations. The variation can be explained by the actual weather for the year vs the model's weather data.
The cooling and heating loads for the building are very reasonable, at 1,022 sq. ft. per ton for cooling and 20.32 BTU/sq. ft. for heating.
The lighting load is 0.67 watts/sq.ft. This number is very low for this type of building.
- 2. Replace Existing Windows:** The existing windows are old and leaking. Upgrading the windows would minimize air infiltration and low heating and cooling costs. A graham aluminum, slide-by window type with bronze tint on outside glass, low E inside pane and argon filled air gap was modeled. The modeled windows reduced the overall U-value from 0.783 to 0.489 BTU/sq.ft./degree F, which represents a 37.5% energy savings for the windows. This resulted in a 10.5% gross energy savings for the building.
- 3. Energy Recovery on Ventilation Systems:** The existing building has a number of systems that bring in outside air into the building. The air handling unit, in the administrative and community room areas, takes in outside air and conditions the air before delivering it to the spaces. The quantity of outside air matches the air exhausted from the building, including toilets, utility rooms, etc. On each level of the building, there are unit ventilator units in the corridors. These units pull in outside air, heat the air, and distribute it to the corridors near the living units. The living units have exhaust from the kitchen range exhaust hoods, and toilet exhaust fans. The heat source for the corridor units is electric, which is expensive to operate, compared to the natural gas fired boilers, supplying the air handling unit. If an energy recovery unit is applied to the exhaust systems and the recovered energy distributed back into the makeup air one the unit ventilators and air handling unit, there is a significant savings in operating energy, as shown on page 8. This recommendation should be considered for future improvements at this building.

4. **Replacing Existing Boilers with More Efficient Units:** As stated on page 8, the savings in operation is not enough to recommend changing out the boilers for both the heating system and domestic water heating system. The existing boilers are a number of years old and will need to be replaced in the next 5 to 10 years. At the time of replacement, it is recommended that higher efficiency boilers be installed. The difference in equipment cost will pay for itself in energy savings, within 3 to 5 years of operation.
5. **Replacing Existing Air Conditioning Unit with More Efficient Unit:** The recommendations for the air conditioner are the same as the boilers. There is not enough energy savings to justify replacing the unit at this time. The unit was recently replaced. Same as the boilers, when it is time to replace the unit, a more efficient operating unit would be recommended.
6. **Replace portable window AC's with PTAC's:** The energy savings between the existing window air conditioners and new PTAC units is minimal. There is a savings in annual labor costs to install and remove the window air conditioners each season.
7. **Decreasing domestic water use:** Domestic water use for the building represents a small percentage of the utility costs, so changing out toilets will not show a good return on investment. As toilets fail and need to be replaced, it is recommended to use low flush volume toilets to reduce water use for the facility.
8. **Replace existing emergency generator:** While the existing emergency generator works, it is near its expected life span and should be considered for replacement, before it fails.

I modeled a very energy efficient system for the building to compare the operating cost of it compared to the existing system. The modeled system had a central air handling system with zone control for each room, was heated with high efficiency boilers, and used energy reclaim for the exhaust system. This system would be very costly to install, due to existing construction and limited space. The operating cost for the system was slightly lower than the existing system, but not enough to recommend changing the entire system.

Bracket Engineering Consulting, LLC would like to thank the people at Architects Group Limited and Edgewater Manor for having us perform this study. We welcome the opportunity to provide further services, if needed.

APPENDIX

Appendix A – Composite Energy Use Report.....page 1 thru 10

Appendix B – Existing Utility Bills for 2014.....page 1 thru 112

Appendix C – Existing Energy Use Table for Building.....page 1

Appendix D – Energy Recovery for the Ventilation in the Building.....page 1

Appendix E – EPA publication, Water Sense.....page 1

Appendix F – Emergency generator examplepage 1 thru 15

Appendix A – Composite Energy Use Report

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Table 1. Annual Costs

Component	Existing Building (\$)
Air System Fans	908
Cooling	3,272
Heating	54,893
Pumps	38
Heat Rejection Fans	0
HVAC Sub-Total	59,111
Lights	28,762
Electric Equipment	173
Misc. Electric	0
Misc. Fuel Use	71,002
Non-HVAC Sub-Total	99,936
Grand Total	159,047

Table 2. Annual Cost per Unit Floor Area

Component	Existing Building (\$/ft²)
Air System Fans	0.015
Cooling	0.056
Heating	0.934
Pumps	0.001
Heat Rejection Fans	0.000
HVAC Sub-Total	1.005
Lights	0.489
Electric Equipment	0.003
Misc. Electric	0.000
Misc. Fuel Use	1.208
Non-HVAC Sub-Total	1.700
Grand Total	2.705
Gross Floor Area (ft²)	58802.0
Conditioned Floor Area (ft²)	58802.0

Note: Values in this table are calculated using the Gross Floor Area.

Table 3. Component Cost as a Percentage of Total Cost

Component	Existing Building (%)
Air System Fans	0.6
Cooling	2.1
Heating	34.5
Pumps	0.0
Heat Rejection Fans	0.0
HVAC Sub-Total	37.2
Lights	18.1
Electric Equipment	0.1
Misc. Electric	0.0
Misc. Fuel Use	44.6
Non-HVAC Sub-Total	62.8
Grand Total	100.0

Annual Energy and Emissions Summary

Edgewater Manor
Bracket Engineering

06/08/2015
08:12AM

Table 1. Annual Costs

Component	Existing Building (\$)
HVAC Components	
Electric	52,707
Natural Gas	6,404
Fuel Oil	0
Propane	0
Remote HW	0
Remote Steam	0
Remote CW	0
HVAC Sub-Total	59,111
Non-HVAC Components	
Electric	28,935
Natural Gas	71,002
Fuel Oil	0
Propane	0
Remote HW	0
Remote Steam	0
Non-HVAC Sub-Total	99,936
Grand Total	159,047

Table 2. Annual Energy Consumption

Component	Existing Building
HVAC Components	
Electric (kWh)	505,826
Natural Gas (THM)	798
Fuel Oil (na)	0
Propane (na)	0
Remote HW (na)	0
Remote Steam (na)	0
Remote CW (na)	0
Non-HVAC Components	
Electric (kWh)	277,683
Natural Gas (THM)	8,842
Fuel Oil (na)	0
Propane (na)	0
Remote HW (na)	0
Remote Steam (na)	0
Totals	
Electric (kWh)	783,509
Natural Gas (THM)	9,640
Fuel Oil (na)	0
Propane (na)	0
Remote HW (na)	0
Remote Steam (na)	0
Remote CW (na)	0

Table 3. Annual Emissions

Component	Existing Building
CO2 Equivalent (lb)	2,494,122

Table 4. Annual Cost per Unit Floor Area

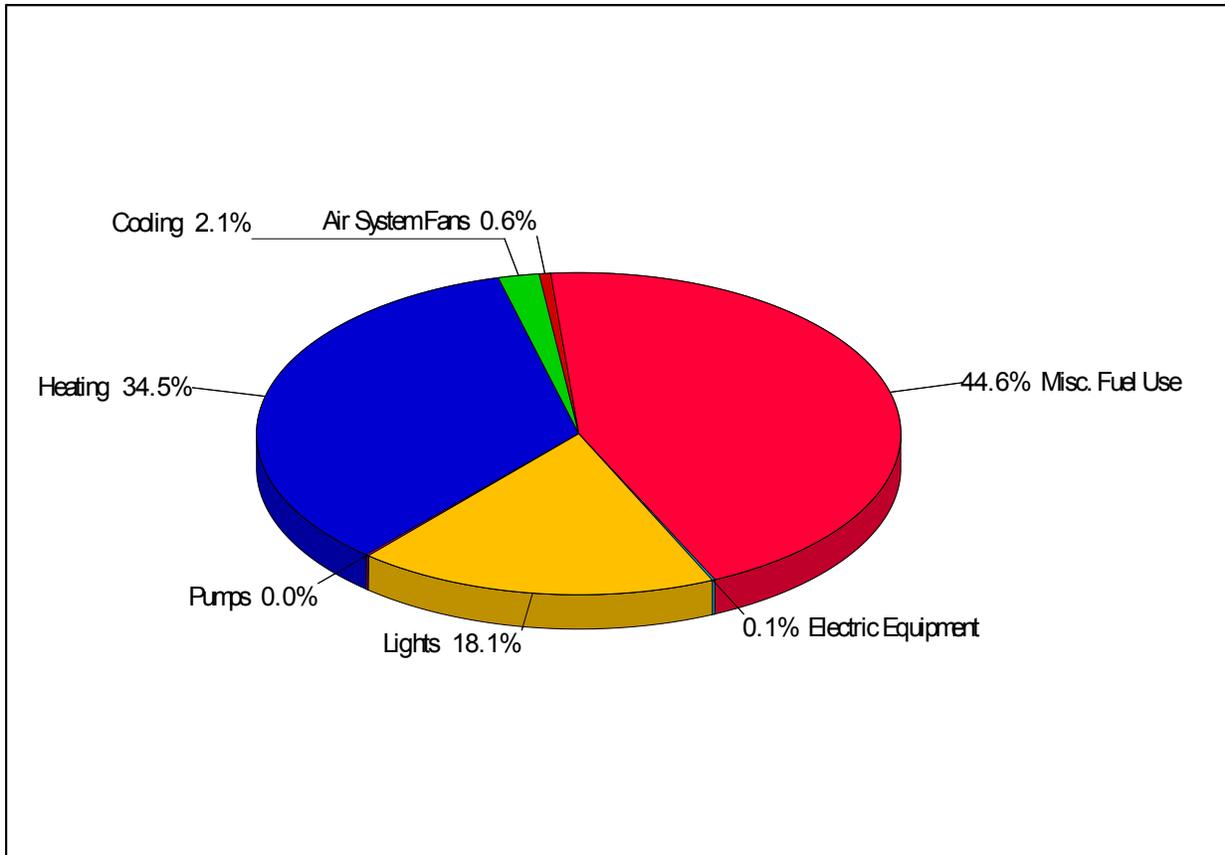
Component	Existing Building (\$/ft ²)
HVAC Components	
Electric	0.896
Natural Gas	0.109
Fuel Oil	0.000
Propane	0.000
Remote HW	0.000
Remote Steam	0.000
Remote CW	0.000
HVAC Sub-Total	1.005
Non-HVAC Components	
Electric	0.492
Natural Gas	1.208
Fuel Oil	0.000
Propane	0.000
Remote HW	0.000
Remote Steam	0.000
Non-HVAC Sub-Total	1.700
Grand Total	2.705
Gross Floor Area (ft ²)	58802.0
Conditioned Floor Area (ft ²)	58802.0

Note: Values in this table are calculated using the Gross Floor Area.

Table 5. Component Cost as a Percentage of Total Cost

Component	Existing Building (%)
HVAC Components	
Electric	33.1
Natural Gas	4.0
Fuel Oil	0.0
Propane	0.0
Remote HW	0.0
Remote Steam	0.0
Remote CW	0.0
HVAC Sub-Total	37.2
Non-HVAC Components	
Electric	18.2
Natural Gas	44.6
Fuel Oil	0.0
Propane	0.0
Remote HW	0.0
Remote Steam	0.0
Non-HVAC Sub-Total	62.8
Grand Total	100.0

Annual Component Costs - Existing Building

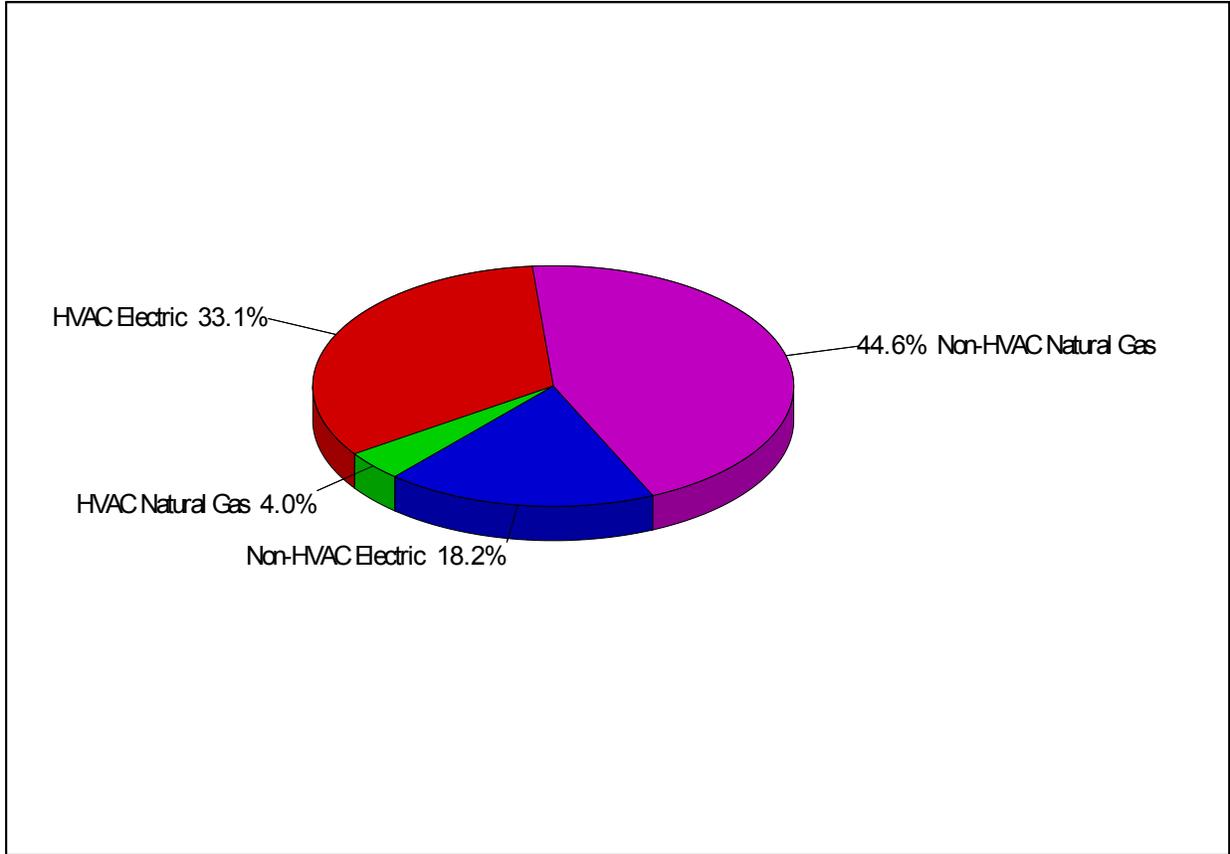


1. Annual Costs

Component	Annual Cost (\$)	(\$/ft ²)	Percent of Total (%)
Air System Fans	908	0.015	0.6
Cooling	3,272	0.056	2.1
Heating	54,893	0.934	34.5
Pumps	38	0.001	0.0
Heat Rejection Fans	0	0.000	0.0
HVAC Sub-Total	59,111	1.005	37.2
Lights	28,762	0.489	18.1
Electric Equipment	173	0.003	0.1
Misc. Electric	0	0.000	0.0
Misc. Fuel Use	71,002	1.208	44.6
Non-HVAC Sub-Total	99,936	1.700	62.8
Grand Total	159,047	2.705	100.0

Note: Cost per unit floor area is based on the gross building floor area.

Gross Floor Area **58802.0** ft²
 Conditioned Floor Area **58802.0** ft²



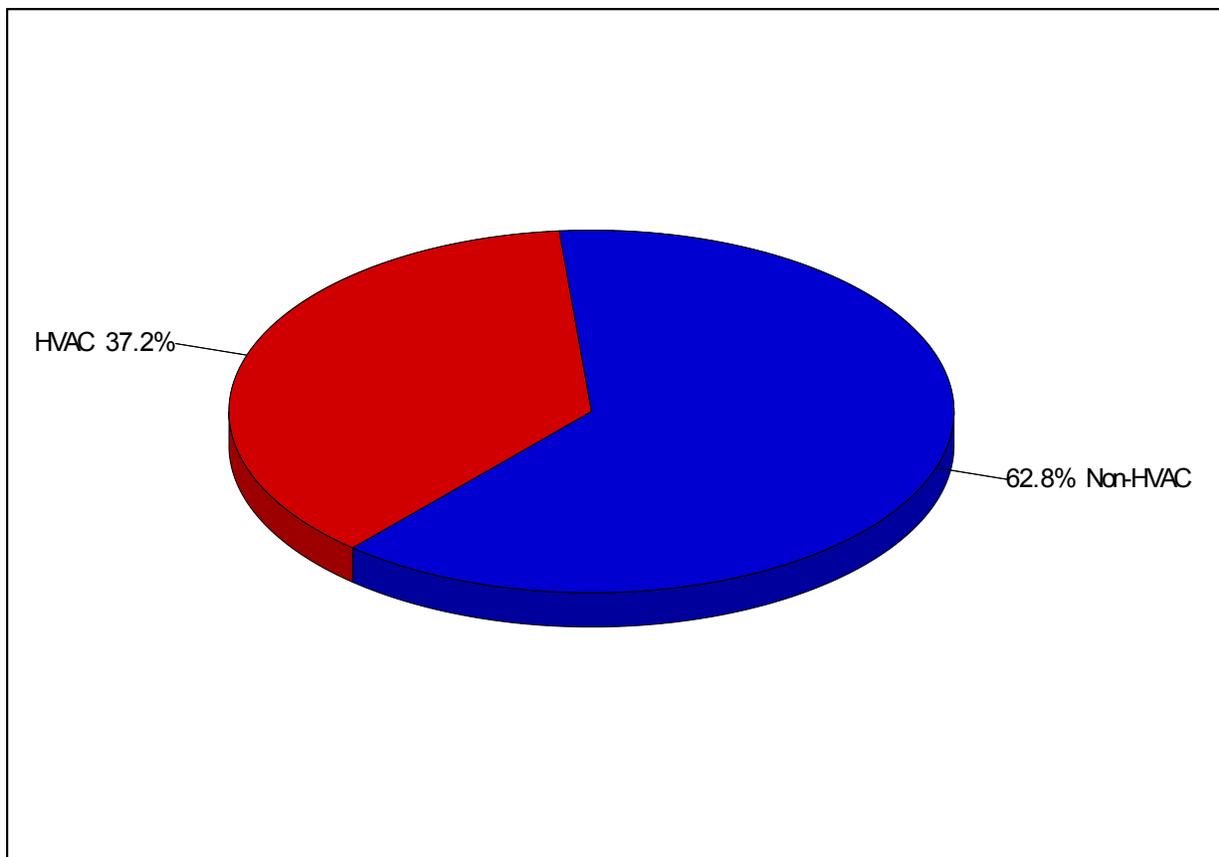
1. Annual Costs

Component	Annual Cost (\$/yr)	(\$/ft²)	Percent of Total (%)
HVAC Components			
Electric	52,707	0.896	33.1
Natural Gas	6,404	0.109	4.0
Fuel Oil	0	0.000	0.0
Propane	0	0.000	0.0
Remote Hot Water	0	0.000	0.0
Remote Steam	0	0.000	0.0
Remote Chilled Water	0	0.000	0.0
HVAC Sub-Total	59,111	1.005	37.2
Non-HVAC Components			
Electric	28,935	0.492	18.2
Natural Gas	71,002	1.208	44.6
Fuel Oil	0	0.000	0.0
Propane	0	0.000	0.0
Remote Hot Water	0	0.000	0.0
Remote Steam	0	0.000	0.0
Non-HVAC Sub-Total	99,936	1.700	62.8
Grand Total	159,047	2.705	100.0

Note: Cost per unit floor area is based on the gross building floor area.

Gross Floor Area **58802.0** ft²
 Conditioned Floor Area **58802.0** ft²

Annual HVAC & Non-HVAC Cost Totals - Existing Building



1. Annual Costs

Component	Annual Cost (\$/yr)	(\$/ft ²)	Percent of Total (%)
HVAC	59,111	1.005	37.2
Non-HVAC	99,936	1.700	62.8
Grand Total	159,047	2.705	100.0

Note: Cost per unit floor area is based on the gross building floor area.

Gross Floor Area **58802.0** ft²
 Conditioned Floor Area **58802.0** ft²

Energy Budget by System Component - Existing Building

Edgewater Manor
Bracket Engineering

06/08/2015
08:12AM

1. Annual Coil Loads

Component	Load (kBTU)	(kBTU/ft ²)
Cooling Coil Loads	446,081	7.586
Heating Coil Loads	1,646,892	28.007
Grand Total	2,092,973	35.594

2. Energy Consumption by System Component

Component	Site Energy (kBTU)	Site Energy (kBTU/ft ²)	Source Energy (kBTU)	Source Energy (kBTU/ft ²)
Air System Fans	29,741	0.506	106,217	1.806
Cooling	107,131	1.822	382,612	6.507
Heating	1,667,520	28.358	5,750,356	97.792
Pumps	1,238	0.021	4,421	0.075
Heat Rejection Fans	0	0.000	0	0.000
HVAC Sub-Total	1,805,630	30.707	6,243,606	106.180
Lights	941,800	16.017	3,363,572	57.202
Electric Equipment	5,654	0.096	20,192	0.343
Misc. Electric	0	0.000	0	0.000
Misc. Fuel Use	884,206	15.037	884,206	15.037
Non-HVAC Sub-Total	1,831,660	31.150	4,267,969	72.582
Grand Total	3,637,290	61.857	10,511,575	178.762

Notes:

1. 'Cooling Coil Loads' is the sum of all air system cooling coil loads.
2. 'Heating Coil Loads' is the sum of all air system heating coil loads.
3. Site Energy is the actual energy consumed.
4. Source Energy is the site energy divided by the electric generating efficiency (28.0%).
5. Source Energy for fuels equals the site energy value.
6. Energy per unit floor area is based on the gross building floor area.
 Gross Floor Area **58802.0** ft²
 Conditioned Floor Area **58802.0** ft²

Energy Budget by Energy Source - Existing Building

Edgewater Manor
Bracket Engineering

06/08/2015
08:12AM

1. Annual Coil Loads

Component	Load (kBTU)	(kBTU/ft ²)
Cooling Coil Loads	446,081	7.586
Heating Coil Loads	1,646,892	28.007
Grand Total	2,092,973	35.594

2. Energy Consumption by Energy Source

Component	Site Energy (kBTU)	Site Energy (kBTU/ft ²)	Source Energy (kBTU)	Source Energy (kBTU/ft ²)
HVAC Components				
Electric	1,725,879	29.351	6,163,854	104.824
Natural Gas	79,751	1.356	79,751	1.356
Fuel Oil	0	0.000	0	0.000
Propane	0	0.000	0	0.000
Remote Hot Water	0	0.000	0	0.000
Remote Steam	0	0.000	0	0.000
Remote Chilled Water	0	0.000	0	0.000
HVAC Sub-Total	1,805,630	30.707	6,243,605	106.180
Non-HVAC Components				
Electric	947,454	16.113	3,383,764	57.545
Natural Gas	884,206	15.037	884,206	15.037
Fuel Oil	0	0.000	0	0.000
Propane	0	0.000	0	0.000
Remote Hot Water	0	0.000	0	0.000
Remote Steam	0	0.000	0	0.000
Non-HVAC Sub-Total	1,831,660	31.150	4,267,970	72.582
Grand Total	3,637,290	61.857	10,511,575	178.762

Notes:

1. 'Cooling Coil Loads' is the sum of all air system cooling coil loads.
2. 'Heating Coil Loads' is the sum of all air system heating coil loads.
3. Site Energy is the actual energy consumed.
4. Source Energy is the site energy divided by the electric generating efficiency (28.0%).
5. Source Energy for fuels equals the site energy value.
6. Energy per unit floor area is based on the gross building floor area.
 Gross Floor Area **58802.0** ft²
 Conditioned Floor Area **58802.0** ft²

Monthly Energy Use by Component - Existing Building

Edgewater Manor
Bracket Engineering

06/08/2015
08:12AM

1. Monthly Energy Use by System Component

Component	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Air System Fans (kWh)	804	699	687	711	710	705	786	705	713	738	661	797
<i>Cooling</i>												
Electric (kWh)	0	0	2	145	3075	6963	11183	7568	2304	158	0	0
Natural Gas (THM)	0	0	0	0	0	0	0	0	0	0	0	0
Fuel Oil (na)	0	0	0	0	0	0	0	0	0	0	0	0
Propane (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote HW (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote Steam (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote CW (na)	0	0	0	0	0	0	0	0	0	0	0	0
<i>Heating</i>												
Electric (kWh)	103368	87847	59299	30524	6088	919	361	770	5218	23010	56181	91764
Natural Gas (THM)	211	164	98	42	2	0	0	0	2	22	86	171
Fuel Oil (na)	0	0	0	0	0	0	0	0	0	0	0	0
Propane (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote HW (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote Steam (na)	0	0	0	0	0	0	0	0	0	0	0	0
Pumps (kWh)	81	70	44	21	4	0	0	0	2	15	47	79
Heat Rej. Fans (kWh)	0	0	0	0	0	0	0	0	0	0	0	0
Lighting (kWh)	23445	21175	23442	22688	23452	22678	23445	23442	22688	23445	22685	23445
Electric Eqpt. (kWh)	145	127	135	139	140	134	145	135	139	145	129	145
Misc. Electric (kWh)	0	0	0	0	0	0	0	0	0	0	0	0
<i>Misc. Fuel</i>												
Natural Gas (THM)	764	678	733	735	753	715	764	733	735	764	704	764
Propane (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote HW (na)	0	0	0	0	0	0	0	0	0	0	0	0
Remote Steam (na)	0	0	0	0	0	0	0	0	0	0	0	0

Monthly Energy Use by Energy Type - Existing Building

Edgewater Manor
Bracket Engineering

06/08/2015
08:12AM

1. HVAC Energy Use

Month	Electric (kWh)	Natural Gas (THM)	Fuel Oil (na)	Propane (na)	Remote HW (na)	Remote Steam (na)	Remote CW (na)
Jan	104,253	211	0	0	0	0	0
Feb	88,616	164	0	0	0	0	0
Mar	60,031	98	0	0	0	0	0
Apr	31,401	42	0	0	0	0	0
May	9,876	2	0	0	0	0	0
Jun	8,588	0	0	0	0	0	0
Jul	12,330	0	0	0	0	0	0
Aug	9,043	0	0	0	0	0	0
Sep	8,237	2	0	0	0	0	0
Oct	23,920	22	0	0	0	0	0
Nov	56,890	86	0	0	0	0	0
Dec	92,640	171	0	0	0	0	0
Totals	505,826	798	0	0	0	0	0

2. Non-HVAC Energy Use

Month	Electric (kWh)	Natural Gas (THM)	Fuel Oil (na)	Propane (na)	Remote HW (na)	Remote Steam (na)
Jan	23,589	764	0	0	0	0
Feb	21,302	678	0	0	0	0
Mar	23,577	733	0	0	0	0
Apr	22,827	735	0	0	0	0
May	23,592	753	0	0	0	0
Jun	22,811	715	0	0	0	0
Jul	23,589	764	0	0	0	0
Aug	23,577	733	0	0	0	0
Sep	22,827	735	0	0	0	0
Oct	23,589	764	0	0	0	0
Nov	22,814	704	0	0	0	0
Dec	23,589	764	0	0	0	0
Totals	277,683	8,842	0	0	0	0

Appendix B – Existing Utility Bills for 2014

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Wisconsin Public Service
 PO BOX 19003
 GREEN BAY WI 54307-9003

Visit us on the Web
 www.wisconsinpublicservice.com

Call 877-444-0888
 7 AM-5 PM Mon-Fri

for # 800 - 305 - 9754

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	03/21/2014	04/22/2014

Conservation Information 02/21/2014 to 03/20/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	85440	28	3051.4	1379	62.0	0	0.0
Last Month	0	0	0.0	0	0.0	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	1721	27	63.7	1379	1.2	0	0.0
Last Month	0	0	0.0	0	0.0	0	0.0

Statement of Your Account

	Beginning Amount	12,812.92
LIGHTING	4 Yard Lights	88.37
ELECTRIC	Energy Charges/Credits	3,958.61
	Monthly Charges	91.66
	System Demand Charges	1,426.00
	Customer Demand Charges	400.29
	Sales Tax	321.18
GAS	Monthly Charges	26.63
	Energy Charges/Credits	1,816.62
	Sales Tax	101.38
	Total Amount Due 04/14/2014	\$ 21,043.66

ACCOUNT NUMBER: 0429451276-00001

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G2 10,067

WISCONSIN

If you have any questions about this bill, please call.
We can also help you evaluate your energy use and conservation efforts.

Our rates and rules are regulated by the Public Service Commission of Wisconsin in Madison.

EXPLANATION OF BILLING TERMS

BUDGET BILLING PLAN - avoids high seasonal bills by distributing your costs evenly over the whole year.

CCF (100 cubic feet) - the volume of gas measured by your gas meter.

CUSTOMER CHARGE - helps cover the costs of supplying equipment used to serve customers, issuing bills and providing customer service programs.

DEGREE DAYS - units used for measuring heating and cooling requirements. Daily degree days are calculated by subtracting the average daily temperature from 65°F. Heating degree days result if temperatures are less than 65°F; cooling degree days if more than 65°F.

ESTIMATE - an estimated reading based on actual past use, seasonal trends and weather. Any difference between the estimated reading and the actual one will be made up the next time the meter is read.

FIXED - See LOCAL DISTRIBUTION SERVICE.

GAS SUPPLY ACQUISITION SERVICE - the purchase and management of gas supplies for our customers, as well as the carrying costs of purchasing gas supplies in the summer and storing these gas supplies until winter.

GAS SUPPLY SERVICE - the purchase, transportation and storage of gas, as well as the acquisition and management of gas supplies for our customers; includes GAS SUPPLY ACQUISITION SERVICE and NATURAL GAS COSTS.

KWH (Kilowatt hour) - a measurement of electric energy. One KWH will light a 100 watt bulb for 10 hours.

LATE PAYMENT CHARGE (LPC) - commission authorized charge of 1% per month on unpaid service balances not paid in full within 20 days following the issuance of the bill.

LOCAL DISTRIBUTION SERVICE - the safe, reliable transportation of gas across the Public Service gas distribution system to customers, including metering, billing and customer service; includes both FIXED and VOLUMETRIC charges to more accurately match the actual costs of providing these services. Fixed charges do not vary with your usage; Volumetric charges will vary with your usage.

NATURAL GAS COSTS - the actual costs of the natural gas itself, including the costs of interstate pipeline transportation and storage services.

POWER COST ADJ - the increase or decrease in the cost of fuel from the amount included in the current rates.

THERM - a measurement of the amount of heat energy in natural gas, equal to 100,000 BTUs. A BTU, or British Thermal Unit, is the quantity of heat required to raise the temperature of one pound of water by one degree Fahrenheit.

VOLUMETRIC - See LOCAL DISTRIBUTION SERVICE.

WI LOW-INCOME ASSISTANCE FEE - fee to help fund low-income energy assistance programs such as heating assistance, weatherization and energy crises.





Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 03/21/2014	27785
	Reading 02/21/2014	- 27429
		356
	Meter Constant	x 240 .00000
	KWH Used	85,440
Energy Charges/Credits		
On Peak	23,040 KWH at \$.066	1,520.64
Off Peak	62,400 KWH at \$.03907	2,437.97
	Total Energy Charges/Credits	3,958.61
Monthly Charges		
	Daily Cust Chg(28 Days at \$1.9562)	54.77
	WI Low-Income Assistance Fee	36.89
	Total Monthly Charges	91.66
System Demand		
Peak	184 KW x \$7.75 (20 Days)	1,426.00
Base	196 KW x \$.00 (20 Days)	
Standby Demand	0 KW x \$2.251 (20 Days)	
	Total System Demand	1,426.00
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (28 Days)	400.29
Sales Tax		
State Tax	\$5,839.67 x 0.050	291.98
County Tax	\$5,839.67 x 0.005	29.20
	Total Sales Tax	321.18
	Total Electric Charges	6,197.74
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (28 days at \$39.52)	39.52
	1 Yard light (28 days at \$22.00)	22.00
	Sales Tax (5.50% of \$61.52)	3.39
	Subtotal	\$64.91
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (28 days at \$22.24)	22.24
	Sales Tax (5.50% of \$22.24)	1.22
	Subtotal	\$23.46
	Total Electric Charges	\$88.37

CHANGING ACCOUNT INFORMATION

If your mailing address or phone number has changed or if you want to change the name on this account, please call 24-Hour Customer Service at 800-450-7260 or contact us online at www.wisconsinpublicservice.com.

Your comments and suggestions are valuable. Call us at 800-450-7260.

WISCONSIN

If you have any questions about this bill, please call.
We can also help you evaluate your energy use and conservation efforts.

Our rates and rules are regulated by the Public Service Commission of Wisconsin in Madison.

EXPLANATION OF BILLING TERMS

BUDGET BILLING PLAN - avoids high seasonal bills by distributing your costs evenly over the whole year.

CCF (100 cubic feet) - the volume of gas measured by your gas meter.

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Wisconsin Public Service Corporation

Meter No. 409673	Reading 03/20/2014	95133
	Reading 02/21/2014	- 93454
	Gas Used (CCF)	1,679
C&I GAS FIRM		
SMALL		
GCg-F		
	Each CCF contains 1.025 therms	1,721.0 Therms
Local Distribution Service	Daily Fixed Charge (27 days at \$0.9863)	26.63
	Volumetric (\$0.10620 per therm)	182.77
Gas Supply Service	Gas Supply Acquisition Service (\$0.02380 per therm)	40.96
	Natural Gas Costs (\$0.92556 per therm)	1,592.89
Sales Tax (5.50% of \$1,843.25)		101.38
Total Gas Charges		\$1,944.63

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance	\$.00
Direct Transfer From 03/19/2014 1450 Water ST	\$12,812.92
Beginning Amount	\$12,812.92
Electric Service	\$6,197.74
Electric Service	\$88.37
Gas Service	\$1,944.63
Total Amount Due 04/14/2014	\$21,043.66

If any portion of this bill is for residential or farm purposes and not subject to Wisconsin sales tax from November through April, please contact 24-Hour Customer Service at 800-450-7260.

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Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
www.wisconsinpublicservice.com

Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
CANDLEWOOD PROP MANAGEMENT LLC STREET LIGHTING STEVENS POINT WI 54481	0409180981-00095	03/03/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT Ls-1 9000 LUMENS	1 Lamp (28 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0409180981-00095	
Beginning Amount	\$.00
Electric Service	\$17.52
Total Amount Due 03/24/2014	\$17.52

ACCOUNT NUMBER: 0409180981-00095

NAME: CANDLEWOOD PROP MANAGEMENT LLC

WI072G1 3,454

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STEVENS POINT
WATER DEPARTMENT

Stevens Point Water Dept
300 Bliss Ave
Stevens Point, WI 54481
715-345-5260
stevenspoint.com

Delinquent Notice

EDGEWATER MANOR
1450 WATER ST
STEVENS POINT, WI 54481

RE: Account Number 018090-000
Account Name EDGEWATER MANOR
Service Location 1450 WATER ST.
Past Due Amount \$125.47

Due Date Tuesday, January 21, 2014

Dear Customer:

02/26/2014

ACCOUNTS IN ARREARS OF \$100.00 OR MORE WILL BE SUBJECT TO DISCONNECTION.

Our Record indicate that the following Water & Sewage bill has not been paid. All the delinquent bills not paid by November 1st of this year will be charged an additional 10% and will be placed on the tax roll on November 15th. All unpaid bills become a lien against the property served under sections 66.0809 & 66.0821 Wisconsin Statutes and also section 13.20 of the revised municipal code.

If you have already paid the Amount Due, please disregard this notice.

THIS BILL WAS DUE BACK ON 1/21/14. PLEASE REMIT PAYMENT UPON RECEIPT.

Sincerely,

Utility Billing
Stevens Point Water Dept
P O BOX 243
Stevens Point, WI 54481

*Sprinkler
systems
- free line*

Apr 11

Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
www.wisconsinpublicservice.com

Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	04/22/2014	05/22/2014

Conservation Information 03/21/2014 to 04/21/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	62160	32	1942.5	994	62.5	0	0.0
Last Month	85440	28	3051.4	1379	62.0	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	1381	32	43.2	994	1.4	0	0.0
Last Month	1721	27	63.7	1379	1.2	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	88.37
ELECTRIC	Energy Charges/Credits	2,861.63
	Monthly Charges	99.49
	System Demand Charges	1,131.50
	Customer Demand Charges	400.29
	Sales Tax	245.08
GAS	Monthly Charges	31.56
	Energy Charges/Credits	1,167.30
	Sales Tax	65.93
	Total Amount Due 05/13/2014	\$ 6,091.15

ACCOUNT NUMBER: 0429451276-00001

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G1 10,485

Your comments and suggestions are valuable. Call us at 800-450-7260.

WISCONSIN

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April



Wisconsin Public Service Corporation

Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 04/22/2014	28044
	Reading 03/21/2014	- 27785
		259
	Meter Constant	x 240 .00000
	KWH Used	62,160
Energy Charges/Credits		
On Peak	16,080 KWH at \$.066	1,061.28
Off Peak	46,080 KWH at \$.03907	1,800.35
	Total Energy Charges/Credits	2,861.63
Monthly Charges		
	Daily Cust Chg(32 Days at \$1.9562)	62.60
	WI Low-Income Assistance Fee	36.89
	Total Monthly Charges	99.49
System Demand		
Peak	146 KW x \$7.75 (21 Days)	1,131.50
Base	146 KW x \$.00 (21 Days)	
Standby Demand	0 KW x \$2.251 (21 Days)	
	Total System Demand	1,131.50
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (32 Days)	400.29
Sales Tax		
State Tax	\$4,456.02 x 0.050	222.80
County Tax	\$4,456.02 x 0.005	22.28
	Total Sales Tax	245.08
	Total Electric Charges	4,737.99
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (32 days at \$39.52)	39.52
	1 Yard light (32 days at \$22.00)	22.00
	Sales Tax (5.50% of \$61.52)	3.39
	Subtotal	\$64.91
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (32 days at \$22.24)	22.24
	Sales Tax (5.50% of \$22.24)	1.22
	Subtotal	\$23.46
	Total Electric Charges	\$88.37

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Apr. 1



Wisconsin Public Service Corporation

Meter No. 409673	Reading 04/21/2014	96478
	Reading 03/20/2014	- 95133
	Gas Used (CCF)	1,345
C&I GAS FIRM		
SMALL		
GCg-F	Each CCF contains 1.027 therms	1,381.3 Therms
	Local Distribution Service	
	Daily Fixed Charge (32 days at \$0.9863)	31.56
	Volumetric (\$0.10620 per therm)	146.69
	Gas Supply Service	
	Gas Supply Acquisition Service (\$0.02380 per therm)	32.87
	Natural Gas Costs (\$0.71508 per therm)	987.74
	Sales Tax (5.50% of \$1,198.86)	65.93
	Total Gas Charges	\$1,264.79

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 03/21/2014	\$21,043.66
Payment 04/02/2014	\$21,043.66CR
Beginning Amount	\$.00
Electric Service	\$4,737.99
Electric Service	\$88.37
Gas Service	\$1,264.79
Total Amount Due 05/13/2014	\$6,091.15

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STEVENS POINT WATER DEPT
300 BLISS AVENUE
PO BOX 243
STEVENS POINT WI 54481-0243

CALL 715-345-5260
 7:30 a.m. - 4:00 p.m. Monday - Friday
www.stevenspoint.com

YOUR QUARTERLY USAGE (IN CUBIC FEET)

1

SPECIAL MESSAGE

ACCOUNTS DELINQUENT OF \$100.00 OR MORE ARE SUBJECT TO SHUT-OFF AND WILL BE CHARGED A \$40.00 RECONNECT FEE. ALL BILLS NOT PAID BY NOV 17, 2014 WILL BE PLACED ON THE TAX ROLL.

WE NOW ACCEPT CREDIT CARD PAYMENTS AT OUR OFFICE OR ONLINE AT OUR WEBSITE www.stevenspoint.com. A FEE FOR THIS SERVICE WILL BE APPLIED TO YOUR CREDIT CARD TRANSACTION. Note: 748 gallons = 100 cubic feet

Enrollment Number: 848424503

RATES

See Reverse Side for Rate

ACCOUNT STATEMENT

Page 1 of 2

ACCOUNT INFORMATION

ACCOUNT: 18090-000
 CYCLE: 003
 SERVICE ADDRESS: 1450 WATER ST.
 LAST PAYMENT: \$125.47
 BALANCE FORWARD: \$0.00
 SERVICE PERIOD: FROM: 12/01/2013 TO: 02/28/2014
 BILL DATE: 03/31/2014
 DUE DATE: 04/24/2014

METER INFORMATION

<u>Meter Size</u>	<u>Previous</u>	<u>Date</u>	<u>Current</u>	<u>Date</u>
-------------------	-----------------	-------------	----------------	-------------

CURRENT CHARGES

<u>Service Description</u>	<u>Usage</u>	<u>Amount</u>
FIRE		\$123.00

AMOUNT DUE

CURRENT CHARGES: \$123.00
 BALANCE FORWARD: \$0.00
 TOTAL DUE: \$123.00

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$.00
8 IN. METER	\$591.00	\$.00	10 IN. METER	\$849.00	\$.00
12 IN. METER	\$ 1,107.00	\$.00			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

April

Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
CANDLEWOOD PROP MANAGEMENT LLC STREET LIGHTING STEVENS POINT WI 54481	0409180981-00095	03/26/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT Ls-1 9000 LUMENS	1 Lamp (31 days at 17.52)		17.52
Total Electric Charges			\$17.52

Water st. & 5rd

STATEMENT SUMMARY FOR ACCOUNT 0409180981-00095	
Previous Balance 03/03/2014	\$17.52
Payment 03/10/2014	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 04/16/2014	\$17.52

4/16/14 8:33am - talked to WPS to make sure ridev. auth of S.P. is listed as owner.

Your comments and suggestions are valuable. Call us at 800-450-7260.

WISCONSIN

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	05/22/2014	06/20/2014

Conservation Information 04/22/2014 to 05/21/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	44160	30	1472.0	495	89.2	0	0.0
Last Month	62160	32	1942.5	994	62.5	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	663	30	22.1	495	1.3	0	0.0
Last Month	1381	32	43.2	994	1.4	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	2,067.88
	Monthly Charges	95.58
	System Demand Charges	837.00
	Customer Demand Charges	400.29
GAS	Monthly Charges	29.59
	Energy Charges/Credits	556.89
	Total Amount Due 06/12/2014	\$ 4,070.99

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May



Wisconsin Public Service Corporation

Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 05/22/2014	28228
	Reading 04/22/2014	- 28044
		184
	Meter Constant	x 240 .00000
	KWH Used	44,160
Energy Charges/Credits		
On Peak	12,720 KWH at \$.066	839.52
Off Peak	31,440 KWH at \$.03907	1,228.36
	Total Energy Charges/Credits	2,067.88
Monthly Charges		
	Daily Cust Chg(30 Days at \$1.9562)	58.69
	WI Low-Income Assistance Fee	36.89
	Total Monthly Charges	95.58
System Demand		
Peak	108 KW x \$7.75 (22 Days)	837.00
Base	165 KW x \$.00 (22 Days)	
Standby Demand	0 KW x \$2.251 (22 Days)	
	Total System Demand	837.00
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (30 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	3,400.75
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (30 days at \$39.52)	39.52
	1 Yard light (30 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (30 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

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Page



Wisconsin Public Service Corporation

Meter No. 409673	Reading 05/21/2014	97124
	Reading 04/21/2014	- 96478
	Gas Used (CCF)	646
C&I GAS FIRM SMALL GCg-F	Each CCF contains 1.026 therms	662.8 Therms
Local Distribution Service	Daily Fixed Charge (30 days at \$0.9863)	29.59
	Volumetric (\$0.10620 per therm)	70.39
Gas Supply Service	Gas Supply Acquisition Service (\$0.02380 per therm)	15.77
	Natural Gas Costs (\$0.71021 per therm)	470.73
	Total Gas Charges	\$586.48
STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001		
Previous Balance 04/22/2014		\$6,091.15
Payment 04/29/2014		\$6,091.15CR
Beginning Amount		\$0.00
Electric Service		\$3,400.75
Electric Service		\$83.76
Gas Service		\$586.48
	Total Amount Due 06/12/2014	\$4,070.99

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GREEN BAY WI 54307-9003

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7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	04/30/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
LS-1			
9000 LUMENS	1 Lamp (29 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Beginning Amount	\$.00
Electric Service	\$17.52
Total Amount Due 05/21/2014	\$17.52

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	06/25/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (30 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 05/28/2014	\$17.52
Payment 06/03/2014	\$17.52CR
Beginning Amount	\$.00
Electric Service	\$17.52
Total Amount Due 07/16/2014	\$17.52

ACCOUNT NUMBER: 0429451276-00002

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G1 3,270

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	06/20/2014	07/23/2014

Conservation Information 05/22/2014 to 06/19/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	32880	29	1133.8	41	802.0	65	505.8
Last Month	44160	30	1472.0	495	89.2	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	481	29	16.6	41	11.7	65	7.4
Last Month	663	30	22.1	495	1.3	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	1,562.54
	Monthly Charges	93.62
	System Demand Charges	782.03
	Customer Demand Charges	400.30
GAS	Monthly Charges	28.60
	Energy Charges/Credits	385.53
	Total Amount Due 07/14/2014	\$ 3,336.38

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June



Wisconsin Public Service Corporation

Detailed Explanation

COML IND ELEC SEC 3PH

Cg-20

Meter No. 0739402

Reading 06/20/2014	28365
Reading 05/22/2014	- 28228
	137
Meter Constant	x 240 .00000
KWH Used	32,880

Energy Charges/Credits

On Peak	2,880 KWH at \$.066	190.08
On Peak	7,440 KWH at \$.066	491.04
Off Peak	9,120 KWH at \$.03907	356.32
Off Peak	13,440 KWH at \$.03907	525.10

Monthly Charges

Total Energy Charges/Credits	1,562.54
Daily Cust Chg(9 Days at \$1.9562)	17.61
Daily Cust Chg(20 Days at \$1.9562)	39.12
WI Low-Income Assistance Fee	11.45
WI Low-Income Assistance Fee	25.44
Total Monthly Charges	93.62

System Demand

Peak	69 KW x \$7.75 (6/20 Days)	160.43
	74 KW x \$12.00 (14/20 Days)	621.60
Base	69 KW x \$.00 (6/20 Days)	
	64 KW x \$.00 (14/20 Days)	
Standby Demand	0 KW x \$2.251 (6/20 Days)	
Standby Demand	0 KW x \$2.251 (14/20 Days)	
Total System Demand		782.03

Customer Demand

12 Month Maximum Demand		
237 KW x \$1.689 (9/29 Days)		124.23
237 KW x \$1.689 (20/29 Days)		276.07
Total Customer Demand		400.30

Total Electric Charges 2,838.49

SERVICE ACTIVITY

PRIVATE LIGHTING

Ls-1

9000 LUMENS

2 Yard lights (29 days at \$39.52)	39.52
1 Yard light (29 days at \$22.00)	22.00
Subtotal	\$61.52

PRIVATE LIGHTING

Ls-1

14000 LUMENS

1 Yard light (29 days at \$22.24)	22.24
Subtotal	\$22.24

Total Electric Charges \$83.76

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Gene



Wisconsin Public Service Corporation

Meter No. 409673	Reading 06/19/2014	97589
	Reading 05/21/2014	- 97124
	Gas Used (CCF)	465
C&I GAS FIRM		
SMALL		
GCg-F	Each CCF contains 1.034 therms	480.8 Therms
Local Distribution Service	Daily Fixed Charge (29 days at \$0.9863)	28.60
	Volumetric (\$0.10620 per therm)	51.06
Gas Supply Service	Gas Supply Acquisition Service (\$0.02380 per therm)	11.44
	Natural Gas Costs (\$0.67185 per therm)	323.03
	Total Gas Charges	\$414.13

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 05/22/2014	\$4,070.99
Payment 06/02/2014	\$4,070.99CR
Beginning Amount	\$.00
Electric Service	\$2,838.49
Electric Service	\$83.76
Gas Service	\$414.13
Total Amount Due 07/14/2014	\$3,336.38

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WISCONSIN

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Quire

Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
www.wisconsinpublicservice.com

Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	05/28/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (31 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 04/30/2014	\$17.52
Payment 05/06/2014	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 06/18/2014	\$17.52

Enroll in e-Bill paperless billing today and help plant a tree. Visit wisconsinpublicservice.com for more details.

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July



STEVENS POINT WATER DEPT
300 BLISS AVENUE
PO BOX 243
STEVENS POINT WI 54481-0243

CALL 715-345-5260
7:30 a.m. - 4:00 p.m. Monday - Friday
www.stevenspoint.com

ACCOUNT STATEMENT

ACCOUNT INFORMATION

ACCOUNT: 18090-000
CYCLE: 003
SERVICE ADDRESS: 1450 WATER ST.
LAST PAYMENT: \$123.00
BALANCE FORWARD: \$0.00
SERVICE PERIOD: FROM: 03/01/2014 TO: 05/31/2014
BILL DATE: 06/26/2014
DUE DATE: 07/21/2014

METER INFORMATION

<u>Meter Size</u>	<u>Previous</u>	<u>Date</u>	<u>Current</u>	<u>Date</u>

YOUR QUARTERLY USAGE (IN CUBIC FEET)

1

SPECIAL MESSAGE

ACCOUNTS DELINQUENT OF \$100.00 OR MORE ARE SUBJECT TO SHUT-OFF AND WILL BE CHARGED A \$40.00 RECONNECT FEE. ALL BILLS NOT PAID BY NOV 17, 2014 WILL BE PLACED ON THE TAX ROLL.

WE NOW ACCEPT CREDIT CARD PAYMENTS AT OUR OFFICE OR ONLINE AT OUR WEBSITE www.stevenspoint.com. A FEE FOR THIS SERVICE WILL BE APPLIED TO YOUR CREDIT CARD TRANSACTION. Note: 748 gallons = 100 cubic feet

CURRENT CHARGES

<u>Service Description</u>	<u>Usage</u>	<u>Amount</u>
FIRE		\$123.00

Enrollment Number: 1032547227

RATES

See Reverse Side for Rate

AMOUNT DUE

CURRENT CHARGES:	\$123.00
BALANCE FORWARD:	\$0.00
TOTAL DUE:	\$123.00

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$0
8 IN. METER	\$591.00	\$0	10 IN. METER	\$849.00	\$0
12 IN. METER	\$1,107.00	\$0			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

Aug

Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	08/21/2014	09/22/2014

Conservation Information 07/23/2014 to 08/20/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	34560	29	1191.7	19	1818.9	70	493.7
Last Month	37200	33	1127.3	29	1282.8	102	364.7

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	477	29	16.4	19	25.1	70	6.8
Last Month	545	33	16.5	29	18.8	102	5.3

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	82.90
ELECTRIC	Energy Charges/Credits	1,438.61
	Monthly Charges	94.73
	System Demand Charges	864.00
	Customer Demand Charges	400.29
GAS	Monthly Charges	28.60
	Energy Charges/Credits	353.95
	Total Amount Due 09/11/2014	\$ 3,263.08

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WISCONSIN

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Aug



Wisconsin Public Service Corporation

Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 08/21/2014	28664
	Reading 07/23/2014	- 28520
		144
	Meter Constant	x 240 .00000
	KWH Used	34,560
Energy Charges/Credits		
On Peak	11,520 KWH at \$.066	760.32
Off Peak	23,040 KWH at \$.03907	900.17
	Refund of Over Collection	221.88CR
	(34,560 KWH x \$-.00642)	
	Total Energy Charges/Credits	1,438.61
Monthly Charges	Daily Cust Chg(29 Days at \$1.9562)	56.73
	WI Low-Income Assistance Fee	38.00
	Total Monthly Charges	94.73
System Demand		
Peak	72 KW x \$12.00 (21 Days)	864.00
Base	72 KW x \$.00 (21 Days)	
Standby Demand	0 KW x \$2.251 (21 Days)	
	Total System Demand	864.00
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (29 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	2,797.63
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (29 days at \$39.52)	39.52
	1 Yard light (29 days at \$22.00)	22.00
	Refund of Over Collection (94.0 KWH at \$0.00612CR)	0.58CR
	Subtotal	\$60.94
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (29 days at \$22.24)	22.24
	Refund of Over Collection (46.0 KWH at \$0.00612CR)	0.28CR
	Subtotal	\$21.96
	Total Electric Charges	\$82.90

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Aug



Wisconsin Public Service Corporation

Meter No. 409673	Reading 08/20/2014	98595
	Reading 07/22/2014	- 98126
	Gas Used (CCF)	469
C&I GAS FIRM		
SMALL		
GCg-F	Each CCF contains 1.017 therms	477.0 Therms
	Local Distribution Service	
	Daily Fixed Charge (29 days at \$0.9863)	28.60
	Volumetric (\$0.10620 per therm)	50.66
	Gas Supply Service	
	Gas Supply Acquisition Service (\$0.02380 per therm)	11.35
	Natural Gas Costs (\$0.61203 per therm)	291.94
	Total Gas Charges	\$382.55

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 07/23/2014	\$3,733.24
Payment 07/29/2014	\$3,733.24CR
Beginning Amount	\$0.00
Electric Service	\$2,797.63
Electric Service	\$82.90
Gas Service	\$382.55
Total Amount Due 09/11/2014	\$3,263.08

Your bill reflects an electric credit of \$0.00887 per kilowatt-hour due to lower than expected fuel costs in 2013. This credit will apply to August electric use and appear on August & September bills.

Simplify with e-Bill, the electronic billing and payment option that eliminates paper bills. With e-Bill you can receive, view and pay your energy bills online at your convenience.

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300 BLISS AVENUE
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STEVENS POINT WI 54481-0243

CALL 715-345-5260
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ACCOUNT STATEMENT

Page 1 of 2

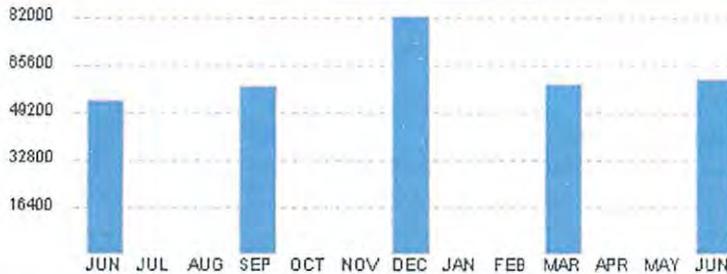
ACCOUNT INFORMATION

ACCOUNT: 5508-000
 CYCLE: 001
 SERVICE ADDRESS: 1450 WATER ST.
 LAST PAYMENT: \$3,164.28
 BALANCE FORWARD: \$0.00
 SERVICE PERIOD: FROM: 04/01/2014 TO: 06/30/2014
 BILL DATE: 07/30/2014
 DUE DATE: 08/21/2014

METER INFORMATION

Meter Size	Previous	Date	Current	Date
3	369,400	04/01/2014	431,000	07/01/2014

YOUR QUARTERLY USAGE (IN CUBIC FEET)



SPECIAL MESSAGE

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Enrollment Number: 1077281285

RATES

See Reverse Side for Rate

CURRENT CHARGES

Service Description	Usage	Amount
WATER - BILLABLE AMT	61,600	\$751.40
WATER - FLAT RATE AMT		\$145.50
SEWER - BILLABLE AMT	61,600	\$2,038.96
SEWER - FLAT RATE AMT		\$169.00
FIRE PROTECTION		\$162.00

AMOUNT DUE

CURRENT CHARGES: \$3,266.86
 BALANCE FORWARD: \$0.00
 TOTAL DUE: \$3,266.86

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$0
8 IN. METER	\$591.00	\$0	10 IN. METER	\$849.00	\$0
12 IN. METER	\$1,107.00	\$0			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

Aug
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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	07/28/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (31 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 06/25/2014	\$17.52
Payment 07/01/2014	\$17.52 CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 08/18/2014	\$17.52

ACCOUNT NUMBER: 0429451276-00002

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G1 16,086

Your comments and suggestions are valuable. Call us at 800-450-7260.

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	07/23/2014	08/21/2014

Conservation Information 06/20/2014 to 07/22/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	37200	33	1127.3	29	1282.8	102	364.7
Last Month	32880	29	1133.8	41	802.0	65	505.8

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	545	33	16.5	29	18.8	102	5.3
Last Month	481	29	16.6	41	11.7	65	7.4

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	1,770.10
	Monthly Charges	102.21
	System Demand Charges	912.00
	Customer Demand Charges	400.29
GAS	Monthly Charges	32.55
	Energy Charges/Credits	432.33
	Total Amount Due 08/13/2014	\$ 3,733.24

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Aug



Wisconsin Public Service Corporation

Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 07/23/2014	28520
	Reading 06/20/2014	- 28365
		155
	Meter Constant	x 240 .00000
	KWH Used	37,200
Energy Charges/Credits		
On Peak	11,760 KWH at \$.066	776.16
Off Peak	25,440 KWH at \$.03907	993.94
	Total Energy Charges/Credits	1,770.10
Monthly Charges		
	Daily Cust Chg(33 Days at \$1.9562)	64.55
	WI Low-Income Assistance Fee	11.18
	WI Low-Income Assistance Fee	26.48
	Total Monthly Charges	102.21
System Demand		
Peak	76 KW x \$12.00 (22 Days)	912.00
Base	72 KW x \$.00 (22 Days)	
Standby Demand	0 KW x \$2.251 (22 Days)	
	Total System Demand	912.00
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (33 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	3,184.60
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (32 days at \$39.52)	39.52
	1 Yard light (32 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (32 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

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Aug



Wisconsin Public Service Corporation

Meter No. 409673	Reading 07/22/2014	98126
	Reading 06/19/2014	- 97589
	Gas Used (CCF)	537
C&I GAS FIRM		
SMALL		
GCg-F	Each CCF contains 1.015 therms	545.1 Therms
	<i>Local Distribution Service</i>	
	Daily Fixed Charge (33 days at \$0.9863)	32.55
	Volumetric (\$0.10620 per therm)	57.89
	<i>Gas Supply Service</i>	
	Gas Supply Acquisition Service (\$0.02380 per therm)	12.97
	Natural Gas Costs (\$0.66313 per therm)	361.47
	Total Gas Charges	\$464.88
STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001		
	Previous Balance 06/20/2014	\$3,336.38
	Payment 06/25/2014	\$3,336.38CR
	Beginning Amount	\$0.00
	Electric Service	\$3,184.60
	Electric Service	\$83.76
	Gas Service	\$464.88
	Total Amount Due 08/13/2014	\$3,733.24

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	09/22/2014	10/22/2014

Conservation Information 08/21/2014 to 09/21/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	37440	32	1170.0	160	234.0	46	813.9
Last Month	34560	29	1191.7	19	1818.9	70	493.7

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	548	32	17.1	160	3.4	46	11.9
Last Month	477	29	16.4	19	25.1	70	6.8

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.22
ELECTRIC	Energy Charges/Credits	1,656.38
	Monthly Charges	100.60
	System Demand Charges	864.00
	Customer Demand Charges	400.29
GAS	Monthly Charges	31.56
	Energy Charges/Credits	420.38
	Total Amount Due 10/13/2014	\$ 3,556.43

ACCOUNT NUMBER: 0429451276-00001

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G1 6,770

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Sept



Wisconsin Public Service Corporation

Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 09/22/2014	28820
	Reading 08/21/2014	- 28664
		156
	Meter Constant	x 240 .00000
	KWH Used	37,440
Energy Charges/Credits		
On Peak	11,040 KWH at \$.066	728.64
Off Peak	26,400 KWH at \$.03907	1,031.45
	Refund of Over Collection (37,440 KWH x \$-.00277)	103.71CR
	Total Energy Charges/Credits	1,656.38
Monthly Charges	Daily Cust Chg(32 Days at \$1.9562)	62.60
	WI Low-Income Assistance Fee	38.00
	Total Monthly Charges	100.60
System Demand		
Peak	72 KW x \$12.00 (21 Days)	864.00
Base	72 KW x \$.00 (21 Days)	
Standby Demand	0 KW x \$2.251 (21 Days)	
	Total System Demand	864.00
Customer Demand	12 Month Maximum Demand	
	237 KW x \$1.689 (32 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	3,021.27
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (32 days at \$39.52)	39.52
	1 Yard light (32 days at \$22.00)	22.00
	Refund of Over Collection (118.0 KWH at \$0.00305CR)	0.36CR
	Subtotal	\$61.16
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (32 days at \$22.24)	22.24
	Refund of Over Collection (58.0 KWH at \$0.00305CR)	0.18CR
	Subtotal	\$22.06
	Total Electric Charges	\$83.22

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Wisconsin Public Service Corporation

Meter No. 409673	Reading 09/21/2014	99129
	Reading 08/20/2014	- 98595
	Gas Used (CCF)	534
C&I GAS FIRM		
SMALL		
GCg-F	Each CCF contains 1.027 therms	548.4 Therms
	Local Distribution Service	
	Daily Fixed Charge (32 days at \$0.9863)	31.56
	Volumetric (\$0.10620 per therm)	58.24
	Gas Supply Service	
	Gas Supply Acquisition Service (\$0.02380 per therm)	13.05
	Natural Gas Costs (\$0.63656 per therm)	349.09
	Total Gas Charges	\$451.94

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 08/21/2014	\$3,263.08
Payment 08/27/2014	\$3,263.08CR
Beginning Amount	\$0.00
Electric Service	\$3,021.27
Electric Service	\$83.22
Gas Service	\$451.94
Total Amount Due 10/13/2014	\$3,556.43

Your bill reflects an electric credit of \$0.00887 per kilowatt-hour due to lower than expected fuel costs in 2013. This credit will apply to August electric use and appear on August & September bills.

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Sept
Wisconsin Public Service
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GREEN BAY WI 54307-9003

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Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	08/26/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (31 days at 17.52)	17.52	
	Refund of Over Collection (35.0 KWH at \$0.00887CR)	0.31CR	
	Total Electric Charges		\$17.21

STATEMENT SUMMARY FOR ACCOUNT: 0429451276-00002	
Previous Balance 07/28/2014	\$17.52
Payment 08/06/2014	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.21
Total Amount Due 09/16/2014	\$17.21

Your bill reflects an electric credit of \$0.00887 per kilowatt-hour due to lower than expected fuel costs in 2013. This credit will apply to August electric use and appear on August & September bills.

Simplify with e-Bill, the electronic billing and payment option that eliminates paper bills. With e-Bill you can receive, view and pay your energy bills online at your convenience.

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WISCONSIN

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REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	10/27/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (31 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 09/25/2014	\$17.52
Payment 10/01/2014	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 11/17/2014	\$17.52

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	10/22/2014	11/20/2014

Conservation Information 09/22/2014 to 10/21/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	37680	30	1256.0	448	84.1	0	0.0
Last Month	37440	32	1170.0	160	234.0	46	813.9

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	569	30	19.0	448	1.3	0	0.0
Last Month	548	32	17.1	160	3.4	46	11.9

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	1,769.47
	Monthly Charges	96.69
	System Demand Charges	664.74
	Customer Demand Charges	400.30
GAS	Monthly Charges	29.59
	Energy Charges/Credits	443.36
	Total Amount Due 11/12/2014	\$ 3,487.91

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Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 10/22/2014	28977
	Reading 09/22/2014	- 28820
		157
	Meter Constant	x 240 .00000
	KWH Used	37,680
Energy Charges/Credits		
On Peak	3,360 KWH at \$.066	221.76
On Peak	7,680 KWH at \$.066	506.88
Off Peak	6,240 KWH at \$.03907	243.80
Off Peak	20,400 KWH at \$.03907	797.03
	Total Energy Charges/Credits	1,769.47
Monthly Charges		
	Daily Cust Chg(8 Days at \$1.9562)	15.65
	Daily Cust Chg(22 Days at \$1.9562)	43.04
	WI Low-Income Assistance Fee	10.13
	WI Low-Income Assistance Fee	27.87
	Total Monthly Charges	96.69
System Demand		
Peak	62 KW x \$12.00 (7/22 Days)	236.73
	81 KW x \$7.75 (15/22 Days)	428.01
Base	64 KW x \$.00 (7/22 Days)	
	93 KW x \$.00 (15/22 Days)	
Standby Demand	0 KW x \$2.251 (7/22 Days)	
Standby Demand	0 KW x \$2.251 (15/22 Days)	
	Total System Demand	664.74
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (8/30 Days)	106.75
	237 KW x \$1.689 (22/30 Days)	293.55
	Total Customer Demand	400.30
	Total Electric Charges	2,931.20
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (31 days at \$39.52)	39.52
	1 Yard light (31 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (31 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

CHANGING ACCOUNT INFORMATION

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Oct



Wisconsin Public Service Corporation

Meter No. 409673	Reading 10/21/2014	99677
	Reading 09/21/2014	- 99129
	Gas Used (CCF)	548
C&I GAS FIRM	Each CCF contains 1.038 therms	568.8 Therms
SMALL	Local Distribution Service	
GCg-F	Daily Fixed Charge (30 days at \$0.9863)	29.59
	Volumetric (\$0.10620 per therm)	60.41
	Gas Supply Service	
	Gas Supply Acquisition Service (\$0.02380 per therm)	13.54
	Natural Gas Costs (\$0.64945 per therm)	369.41
	Total Gas Charges	\$472.95

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 09/22/2014	\$3,556.43
Payment 09/26/2014	\$3,556.43CR
Beginning Amount	\$0.00
Electric Service	\$2,931.20
Electric Service	\$83.76
Gas Service	\$472.95
Total Amount Due 11/12/2014	\$3,487.91

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STEVENS POINT WATER DEPT
300 BLISS AVENUE
PO BOX 243
STEVENS POINT WI 54481-0243

CALL 715-345-5260
7:30 a.m. - 4:00 p.m. Monday - Friday
www.stevenspoint.com

ACCOUNT STATEMENT

ACCOUNT INFORMATION

ACCOUNT: 18090-000
CYCLE: 003
SERVICE ADDRESS: 1450 WATER ST.
LAST PAYMENT: \$123.00
BALANCE FORWARD: \$0.00
SERVICE PERIOD: FROM: 06/01/2014 TO: 08/31/2014
BILL DATE: 09/26/2014
DUE DATE: 10/20/2014

METER INFORMATION

<u>Meter Size</u>	<u>Previous</u>	<u>Date</u>	<u>Current</u>	<u>Date</u>
1				

YOUR QUARTERLY USAGE (IN CUBIC FEET)

1

SPECIAL MESSAGE

WE NOW ACCEPT CREDIT CARD PAYMENTS AT OUR OFFICE OR ONLINE AT OUR WEBSITE www.stevenspoint.com. A FEE FOR THIS SERVICE WILL BE APPLIED TO YOUR CREDIT CARD TRANSACTION. Note: 748 gallons = 100 cubic feet

CURRENT CHARGES

<u>Service Description</u>	<u>Usage</u>	<u>Amount</u>
FIRE		\$123.00

Enrollment Number: 1169691601

RATES

See Reverse Side for Rate

AMOUNT DUE

CURRENT CHARGES: \$123.00
BALANCE FORWARD: \$0.00
TOTAL DUE: \$123.00

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$0
8 IN. METER	\$591.00	\$0	10 IN. METER	\$849.00	\$0
12 IN. METER	\$1,107.00	\$0			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	09/25/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (30 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 08/26/2014	\$17.21
Payment 09/05/2014	\$17.21 CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 10/16/2014	\$17.52

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W I LOW-INCOME ASSISTANCE FEE - fee to help fund low-income energy assistance programs such as heating assistance, weatherization and energy crises.



Nov



STEVENS POINT WATER DEPT
300 BLISS AVENUE
PO BOX 243
STEVENS POINT WI 54481-0243

CALL 715-345-5260
7:30 a.m. - 4:00 p.m. Monday - Friday
www.stevenspoint.com

ACCOUNT STATEMENT

ACCOUNT INFORMATION

ACCOUNT: 5508-000
CYCLE: 001
SERVICE ADDRESS: 1450 WATER ST.
LAST PAYMENT: \$3,266.86
BALANCE FORWARD: \$0.00
SERVICE PERIOD: FROM: 07/01/2014 TO: 09/30/2014
BILL DATE: 10/23/2014
DUE DATE: 11/18/2014

METER INFORMATION

Meter Size	Previous	Date	Current	Date
3	431,000	07/01/2014	500,100	09/30/2014

YOUR QUARTERLY USAGE (IN CUBIC FEET)



SPECIAL MESSAGE

WE NOW ACCEPT CREDIT CARD PAYMENTS AT OUR OFFICE OR ONLINE AT OUR WEBSITE www.stevenspoint.com. A FEE FOR THIS SERVICE WILL BE APPLIED TO YOUR CREDIT CARD TRANSACTION. Note: 748 gallons = 100 cubic feet

CURRENT CHARGES

Service Description	Usage	Amount
WATER - BILLABLE AMT	69,100	\$837.65
WATER - FLAT RATE AMT		\$145.50
SEWER - BILLABLE AMT	69,100	\$2,287.21
SEWER - FLAT RATE AMT		\$169.00
FIRE PROTECTION		\$162.00

Enrollment Number: 1203098515

RATES

See Reverse Side for Rate

AMOUNT DUE

CURRENT CHARGES: \$3,601.36
BALANCE FORWARD: \$0.00
TOTAL DUE: \$3,601.36

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$.00
8 IN. METER	\$591.00	\$.00	10 IN. METER	\$849.00	\$.00
12 IN. METER	\$ 1,107.00	\$.00			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

Nov

Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
www.wisconsinpublicservice.com

Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	11/20/2014	12/22/2014

Conservation Information 10/22/2014 to 11/19/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	64080	29	2209.7	897	71.4	0	0.0
Last Month	37680	30	1256.0	448	84.1	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	922	29	31.8	897	1.0	0	0.0
Last Month	569	30	19.0	448	1.3	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	2,994.81
	Monthly Charges	94.73
	System Demand Charges	1,488.00
	Customer Demand Charges	400.29
GAS	Monthly Charges	28.60
	Energy Charges/Credits	645.36
	Total Amount Due 12/11/2014	\$ 5,735.55

ACCOUNT NUMBER: 0429451276-00001

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G1 16,681

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WISCONSIN

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Wisconsin Public Service Corporation

Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 11/20/2014	29244
	Reading 10/22/2014	- 28977
		267
	Meter Constant	x 240 .00000
	KWH Used	64,080
Energy Charges/Credits		
On Peak	18,240 KWH at \$.066	1,203.84
Off Peak	45,840 KWH at \$.03907	1,790.97
	Total Energy Charges/Credits	2,994.81
Monthly Charges		
	Daily Cust Chg(29 Days at \$1.9562)	56.73
	WI Low-Income Assistance Fee	38.00
	Total Monthly Charges	94.73
System Demand		
Peak	192 KW x \$7.75 (21 Days)	1,488.00
Base	187 KW x \$.00 (21 Days)	
Standby Demand	0 KW x \$2.251 (21 Days)	
	Total System Demand	1,488.00
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (29 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	4,977.83
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS		
	2 Yard lights (28 days at \$39.52)	39.52
	1 Yard light (28 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS		
	1 Yard light (28 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

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Wisconsin Public Service Corporation

Meter No. 409673

Reading 11/19/2014

572

Reading 10/21/2014

- 99677

Gas Used (CCF)

895

**C&I GAS FIRM
SMALL
GCg-F**

	Each CCF contains 1.030 therms	921.9 Therms
Local Distribution Service		
Daily Fixed Charge (29 days at \$0.9863)		28.60
Volumetric (\$0.10620 per therm)		97.91
Gas Supply Service		
Gas Supply Acquisition Service (\$0.02380 per therm)		21.94
Natural Gas Costs (\$0.57003 per therm)		525.51

Total Gas Charges

\$673.96

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001

Previous Balance 10/22/2014	\$3,487.91
Payment 10/28/2014	\$3,487.91CR
Beginning Amount	\$0.00
Electric Service	\$4,977.83
Electric Service	\$83.76
Gas Service	\$673.96
Total Amount Due 12/11/2014	\$5,735.55

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Nov
Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

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Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	11/25/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (30 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT: 0429451276-00002	
Previous Balance 10/27/2014	\$17.52
Payment 10/31/2014	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 12/16/2014	\$17.52

ACCOUNT NUMBER: 0429451276-00002

NAME: REDEVELOPMENT AUTHORITY OF SP

WI072G1 17,500

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WISCONSIN

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	01/22/2015	02/20/2015

Conservation Information 12/22/2014 to 01/21/2015

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	110160	31	3553.5	1570	70.2	0	0.0
Last Month	96720	32	3022.5	1338	72.3	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	1075	31	34.7	1570	0.7	0	0.0
Last Month	916	32	28.6	1338	0.7	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	5,069.46
	Monthly Charges	122.88
	System Demand Charges	1,965.53
	Customer Demand Charges	400.29
GAS	Monthly Charges	30.58
	Energy Charges/Credits	707.53
	Total Amount Due 02/12/2015	\$ 8,380.03

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Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 01/22/2015	30106
	Reading 12/22/2014	- 29647
		459
	Meter Constant	x 240 .00000
	KWH Used	110,160
Energy Charges/Credits		
On Peak	7,734.2 KWH at \$.066	510.46
On Peak	18,905.8 KWH at \$.06591	1,246.08
Off Peak	24,247.7 KWH at \$.03907	947.36
Off Peak	59,272.3 KWH at \$.03991	2,365.56
	Total Energy Charges/Credits	5,069.46
Monthly Charges		
	Daily Cust Chg(9 Days at \$1.9562)	17.61
	Daily Cust Chg(22 Days at \$3.0575)	67.27
	WI Low-Income Assistance Fee	38.00
	Total Monthly Charges	122.88
System Demand		
Peak	230 KW x \$7.75 (5/19 Days)	469.08
	230 KW x \$8.83 (14/19 Days)	1,496.45
Base	225 KW x \$.00 (19 Days)	
Standby Demand	0 KW x \$2.251 (19 Days)	
	Total System Demand	1,965.53
Customer Demand		
	12 Month Maximum Demand	
	237 KW x \$1.689 (31 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	7,558.16
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (30 days at \$39.52)	39.52
	1 Yard light (30 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (30 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

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Wisconsin Public Service Corporation

Meter No. 409673

Reading 01/21/2015

2500

Reading 12/21/2014

- 1460

Gas Used (CCF)

1,040

**C&I GAS FIRM
SMALL
GCg-F**

	Each CCF contains 1.034 therms	1,075.4 Therms
Local Distribution Service	Daily Fixed Charge (31 days at \$0.9863)	30.58
	Volumetric	
	(346.9 Therms at \$0.10620 per therm)	36.84
	(728.5 Therms at \$0.08430 per therm)	61.41
Gas Supply Service	Gas Supply Acquisition Service (\$0.01865 per therm)	20.06
	Natural Gas Costs (\$0.54791 per therm)	589.22

Total Gas Charges \$738.11

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001

Previous Balance 12/22/2014	\$7,159.12
Payment 01/02/2015	\$7,159.12CR
Beginning Amount	\$.00
Electric Service	\$7,558.16
Electric Service	\$83.76
Gas Service	\$738.11
Total Amount Due 02/12/2015	\$8,380.03

CHANGING ACCOUNT INFORMATION

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Your comments and suggestions are valuable. Call us at 800-450-7260.

WISCONSIN

If you have any questions about this bill, please call.
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Our rates and rules are regulated by the Public Service Commission of Wisconsin in Madison.

EXPLANATION OF BILLING TERMS

BUDGET BILLING PLAN - avoids high seasonal bills by distributing your costs evenly over the whole year.

CCF (100 cubic feet) - the volume of gas measured by your gas meter.

CUSTOMER CHARGE - helps cover the costs of supplying equipment used to serve customers, issuing bills and providing customer service programs.

DEGREE DAYS - units used for measuring heating and cooling requirements. Daily degree days are calculated by subtracting the average daily temperature from 65°F. Heating degree days result if temperatures are less than 65°F; cooling degree days if more than 65°F.

ESTIMATE - an estimated reading based on actual past use, seasonal trends and weather. Any difference between the estimated reading and the actual one will be made up the next time the meter is read.

FIXED - See LOCAL DISTRIBUTION SERVICE.

GAS SUPPLY ACQUISITION SERVICE - the purchase and management of gas supplies for our customers, as well as the carrying costs of purchasing gas supplies in the summer and storing these gas supplies until winter.

GAS SUPPLY SERVICE - the purchase, transportation and storage of gas, as well as the acquisition and management of gas supplies for our customers; includes GAS SUPPLY ACQUISITION SERVICE and NATURAL GAS COSTS.

KWH (Kilowatt hour) - a measurement of electric energy. One KWH will light a 100 watt bulb for 10 hours.

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	12/22/2014	01/22/2015

Conservation Information 11/20/2014 to 12/21/2014

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	96720	32	3022.5	1338	72.3	0	0.0
Last Month	64080	29	2209.7	897	71.4	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	916	32	28.6	1338	0.7	0	0.0
Last Month	922	29	31.8	897	1.0	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	4,418.71
	Monthly Charges	100.60
	System Demand Charges	1,464.75
	Customer Demand Charges	400.29
GAS	Monthly Charges	31.56
	Energy Charges/Credits	659.45
	Total Amount Due 01/12/2015	\$ 7,159.12

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Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 12/22/2014	29647
	Reading 11/20/2014	- 29244
		403
	Meter Constant	x 240 .00000
	KWH Used	96,720
Energy Charges/Credits		
On Peak	23,760 KWH at \$.066	1,568.16
Off Peak	72,960 KWH at \$.03907	2,850.55
	Total Energy Charges/Credits	4,418.71
Monthly Charges	Daily Cust Chg(32 Days at \$1.9562)	62.60
	WI Low-Income Assistance Fee	38.00
	Total Monthly Charges	100.60
System Demand		
Peak	189 KW x \$7.75 (20 Days)	1,464.75
Base	187 KW x \$.00 (20 Days)	
Standby Demand	0 KW x \$2.251 (20 Days)	
	Total System Demand	1,464.75
Customer Demand	12 Month Maximum Demand	
	237 KW x \$1.689 (32 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	6,384.35
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (33 days at \$39.52)	39.52
	1 Yard light (33 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (33 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

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Wisconsin Public Service Corporation

Meter No. 409673	Reading 12/21/2014	1460
	Reading 11/19/2014	- 572
	Gas Used (CCF)	888
C&I GAS FIRM SMALL GCg-F	Each CCF contains 1.031 therms	915.5 Therms
	Local Distribution Service	
	Daily Fixed Charge (32 days at \$0.9863)	31.56
	Volumetric (\$0.10620 per therm)	97.23
	Gas Supply Service	
	Gas Supply Acquisition Service (\$0.02380 per therm)	21.79
	Natural Gas Costs (\$0.59031 per therm)	540.43
	Total Gas Charges	\$691.01

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 11/20/2014	\$5,735.55
Payment 12/02/2014	\$5,735.55CR
Beginning Amount	\$0.00
Electric Service	\$6,384.35
Electric Service	\$83.76
Gas Service	\$691.01
Total Amount Due 01/12/2015	\$7,159.12

Thank You. We appreciate your prompt bill payments during the year.

Conservation and safety tip: To conserve energy and to prevent burns, we recommend a water heater thermostat setting no higher than 120 degrees Fahrenheit.

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STEVENS POINT WATER DEPT
 300 BLISS AVENUE
 PO BOX 243
 STEVENS POINT WI 54481-0243

CALL 715-345-5260
 7:30 a.m. - 4:00 p.m. Monday - Friday
 www.stevenspoint.com

ACCOUNT STATEMENT

Page 1 of 2

ACCOUNT INFORMATION

ACCOUNT: 18090-000
 CYCLE: 003
 SERVICE ADDRESS: 1450 WATER ST.
 LAST PAYMENT: \$123.00
 BALANCE FORWARD: \$0.00
 SERVICE PERIOD: FROM: 09/01/2014 TO: 11/30/2014
 BILL DATE: 12/22/2014
 DUE DATE: 01/19/2015

YOUR QUARTERLY USAGE (IN CUBIC FEET)

1

METER INFORMATION

Meter Size	Previous Date	Current Date
------------	---------------	--------------

SPECIAL MESSAGE

WE NOW ACCEPT CREDIT CARD PAYMENTS AT OUR OFFICE OR ONLINE AT OUR WEBSITE www.stevenspoint.com. A FEE FOR THIS SERVICE WILL BE APPLIED TO YOUR CREDIT CARD TRANSACTION. Note: 748 gallons = 100 cubic feet

CURRENT CHARGES

Service Description	Usage	Amount
FIRE		\$123.00

Enrollment Number: 1266016783

RATES

See Reverse Side for Rate

AMOUNT DUE

CURRENT CHARGES:	\$123.00
BALANCE FORWARD:	\$0.00
TOTAL DUE:	\$123.00

Please return this portion along with your payment and make your check payable to the Stevens Point Water Dept

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$.00
8 IN. METER	\$591.00	\$.00	10 IN. METER	\$849.00	\$.00
12 IN. METER	\$ 1,107.00	\$.00			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

Jan
Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
www.wisconsinpublicservice.com

Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	12/29/2014	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (31 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 11/25/2014	\$17.52
Payment 12/02/2014	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 01/19/2015	\$17.52

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WISCONSIN

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CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP 1450 WATER ST STEVENS POINT WI 54481	0429451276-00001	02/20/2015	03/23/2015

Conservation Information 01/22/2015 to 02/19/2015

	KWH USED	DAYS	KWH/DAY	HTG DEG DAYS	KWH HTG DEG DAY	CLG DEG DAYS	KWH CLG DEG DAY
This Year	98160	29	3384.8	1457	67.4	0	0.0
Last Month	110160	31	3553.5	1570	70.2	0	0.0

	Therms USED	DAYS	Therm/DAY	HTG DEG DAYS	Therm HTG DEG DAY	CLG DEG DAYS	Therm CLG DEG DAY
This Year	963	29	33.2	1457	0.7	0	0.0
Last Month	1075	31	34.7	1570	0.7	0	0.0

Statement of Your Account

	Beginning Amount	.00
LIGHTING	4 Yard Lights	83.76
ELECTRIC	Energy Charges/Credits	4,635.17
	Monthly Charges	126.67
	System Demand Charges	1,801.32
	Customer Demand Charges	400.29
GAS	Monthly Charges	28.60
	Energy Charges/Credits	587.59
	Total Amount Due 03/16/2015	\$ 7,663.40

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Detailed Explanation		
COML IND ELEC SEC 3PH		
Cg-20		
Meter No. 0739402	Reading 02/20/2015	30515
	Reading 01/22/2015	- 30106
		409
	Meter Constant	x 240 .00000
	KWH Used	98,160
Energy Charges/Credits		
On Peak	27,600 KWH at \$.06591	1,819.12
Off Peak	70,560 KWH at \$.03991	2,816.05
	Total Energy Charges/Credits	4,635.17
Monthly Charges	Daily Cust Chg(29 Days at \$3.0575)	88.67
	WI Low-Income Assistance Fee	38.00
	Total Monthly Charges	126.67
System Demand		
Peak	204 KW x \$8.83 (21 Days)	1,801.32
Base	206 KW x \$.00 (21 Days)	
Standby Demand	0 KW x \$2.251 (21 Days)	
	Total System Demand	1,801.32
Customer Demand	12 Month Maximum Demand	
	237 KW x \$1.689 (29 Days)	400.29
	Total Customer Demand	400.29
	Total Electric Charges	6,963.45
SERVICE ACTIVITY		
PRIVATE LIGHTING		
Ls-1		
9000 LUMENS	2 Yard lights (29 days at \$39.52)	39.52
	1 Yard light (29 days at \$22.00)	22.00
	Subtotal	\$61.52
PRIVATE LIGHTING		
Ls-1		
14000 LUMENS	1 Yard light (29 days at \$22.24)	22.24
	Subtotal	\$22.24
	Total Electric Charges	\$83.76

CHANGING ACCOUNT INFORMATION

If your mailing address or phone number has changed or if you want to change the name on this account, please call 24-Hour Customer Service at 800-450-7260 or contact us online at www.wisconsinpublicservice.com.

Your comments and suggestions are valuable. Call us at 800-450-7260.

WISCONSIN

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EXPLANATION OF BILLING TERMS

BUDGET BILLING PLAN - avoids high seasonal bills by distributing your costs evenly over the whole year.

CCF (100 cubic feet) - the volume of gas measured by your gas meter.

CUSTOMER CHARGE - helps cover the costs of supplying equipment used to serve customers, issuing bills and providing customer service programs.

DEGREE DAYS - units used for measuring heating and cooling requirements. Daily degree days are calculated by subtracting the average daily temperature from 65°F. Heating degree days result if temperatures are less than 65°F; cooling degree days if more than 65°F.

ESTIMATE - an estimated reading based on actual past use, seasonal trends and weather. Any difference between the estimated reading and the actual one will be made up the next time the meter is read.

FIXED - See LOCAL DISTRIBUTION SERVICE.

GAS SUPPLY ACQUISITION SERVICE - the purchase and management of gas supplies for our customers, as well as the carrying costs of purchasing gas supplies in the summer and storing these gas supplies until winter.

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WI LOW-INCOME ASSISTANCE FEE - fee to help fund low-income energy assistance programs such as heating assistance, weatherization and energy crises.



Feb



Wisconsin Public Service Corporation

Meter No. 409673	Reading 02/19/2015	3430
	Reading 01/21/2015	- 2500
	Gas Used (CCF)	930
C&I GAS FIRM		
SMALL		
GCg-F	Each CCF contains 1.035 therms	962.6 Therms
Local Distribution Service	Daily Fixed Charge (29 days at \$0.9863)	28.60
	Volumetric (\$0.08430 per therm)	81.15
Gas Supply Service	Gas Supply Acquisition Service (\$0.01620 per therm)	15.59
	Natural Gas Costs (\$0.50992 per therm)	490.85
	Total Gas Charges	\$616.19

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00001	
Previous Balance 01/22/2015	\$8,380.03
Payment 01/28/2015	\$8,380.03CR
Beginning Amount	\$0.00
Electric Service	\$6,963.45
Electric Service	\$83.76
Gas Service	\$616.19
Total Amount Due 03/16/2015	\$7,663.40

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Feb



STEVENS POINT WATER DEPT
300 BLISS AVENUE
PO BOX 243
STEVENS POINT WI 54481-0243

CALL 715-345-5260
 7:30 a.m. - 4:00 p.m. Monday - Friday
www.stevenspoint.com

YOUR QUARTERLY USAGE (IN CUBIC FEET)



SPECIAL MESSAGE

ACCOUNTS DELINQUENT OF \$100.00 OR MORE ARE SUBJECT TO SHUT-OFF AND WILL BE CHARGED A \$40.00 RECONNECT FEE. ALL BILLS NOT PAID BY NOV 16, 2015 WILL BE PLACED ON THE TAX ROLL.

WE NOW ACCEPT CREDIT CARD PAYMENTS AT OUR OFFICE OR ONLINE AT OUR WEBSITE www.stevenspoint.com. A FEE FOR THIS SERVICE WILL BE APPLIED TO YOUR CREDIT CARD TRANSACTION. Note: 748 gallons = 100 cubic feet

Enrollment Number: 1303118881

RATES

See Reverse Side for Rate

ACCOUNT STATEMENT

Page 1 of 2

ACCOUNT INFORMATION

ACCOUNT: 5508-000
 CYCLE: 001
 SERVICE ADDRESS: 1450 WATER ST.
 LAST PAYMENT: \$3,601.36
 BALANCE FORWARD: \$0.00
 SERVICE PERIOD: FROM: 10/01/2014 TO: 12/31/2014
 BILL DATE: 01/23/2015
 DUE DATE: 02/18/2015

METER INFORMATION

Meter Size	Previous	Date	Current	Date
3	500,100	09/30/2014	563,300	01/02/2015

CURRENT CHARGES

Service Description	Usage	Amount
WATER - BILLABLE AMT	63,200	\$769.80
WATER - FLAT RATE AMT		\$145.50
SEWER - BILLABLE AMT	63,200	\$2,091.92
SEWER - FLAT RATE AMT		\$169.00
FIRE PROTECTION		\$162.00

AMOUNT DUE

CURRENT CHARGES: \$3,338.22
 BALANCE FORWARD: \$0.00
 TOTAL DUE: \$3,338.22

QUARTERLY WATER RATES

FIRST 10,000 CU FT - \$ 1.58/100 CU FT NEXT 90,000 CU FT - \$ 1.15 100 CU FT
NEXT 150,000 CU FT - \$ 1.05/100 CU FT NEXT 750,000 CU FT - \$ 0.76/100 CU FT
OVER 1,000,000 CU FT - \$ 0.68/100 CU FT

SEWAGE RATES

QTR CHARGE PLUS \$ 3.31/100 CU FT

SERVICE CHARGE

	WATER	SEWAGE		WATER	SEWAGE
5/8 IN. METER	\$25.50	\$29.50	3/4 IN. METER	\$25.50	\$34.00
1 IN. METER	\$37.50	\$44.00	1 1/2 IN. METER	\$61.50	\$69.00
2 IN. METER	\$91.50	\$99.00	3 IN. METER	\$145.50	\$169.00
4 IN. METER	\$216.00	\$269.00	6 IN. METER	\$381.00	\$0
8 IN. METER	\$591.00	\$0	10 IN. METER	\$849.00	\$0
12 IN. METER	\$ 1,107.00	\$0			

FLAT RATE SEWER CHARGE - \$112.25

PRIVATE FIRE PROTECTION CHARGE

5/8 IN. METER	\$10.74	3 IN. METER	\$162.00
3/4 IN. METER	\$10.74	4 IN. METER	\$270.00
1 IN. METER	\$26.70	6 IN. METER	\$537.00
1 1/2 IN. METER	\$54.00	8 IN. METER	\$861.00
2 IN. METER	\$87.00	10 IN. METER	\$1,290.00
3 IN. METER	\$162.00	12 IN. METER	\$1,719.00

WATER RATES EFFECTIVE 5/1/12.

SEWER RATES EFFECTIVE 4/1/10.

PRIVATE FIRE PROTECTION CHARGES EFFECTIVE 1/1/12.

EFFECTIVE 1/1/13

STORM WATER RATES

ERU = Equivalent Runoff Unit

1 ERU = 3,364 sq ft

1 ERU = \$59.08/yr

Single Family Residential = 1 ERU/yr

Commercial = Measured Impervious Surface

Industrial = Measured Impervious Surface

Public = Measured Impervious Surface

Duplex/Triplex = .8 ERU/side unit

Feb

Wisconsin Public Service
PO BOX 19003
GREEN BAY WI 54307-9003

Visit us on the Web
www.wisconsinpublicservice.com

Call 877-444-0888
7 AM-5 PM Mon-Fri

CUSTOMER NAME AND ADDRESS	ACCOUNT	BILL DATE	NEXT READ
REDEVELOPMENT AUTHORITY OF SP STREET LIGHTING STEVENS POINT WI 54481	0429451276-00002	01/27/2015	Not Applicable

SERVICE ACTIVITY			
GOVT ST LGT			
Ls-1			
9000 LUMENS	1 Lamp (31 days at 17.52)		17.52
Total Electric Charges			\$17.52

STATEMENT SUMMARY FOR ACCOUNT 0429451276-00002	
Previous Balance 12/29/2014	\$17.52
Payment 01/05/2015	\$17.52CR
Beginning Amount	\$0.00
Electric Service	\$17.52
Total Amount Due 02/17/2015	\$17.52

Your comments and suggestions are valuable. Call us at 800-450-7260.

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Appendix C – Existing Energy Use Table for Building

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Edgewater Manor Energy Audit Cooling and Heating Summary Table

Zones	Envelope Heat Gains/Losses																				
	Envelope			Windows			Walls			Roof			Floor								
	Area (sq. ft.)	Window Area (sq. ft.)	% of wall area	Window Area (sq. ft.)	% of Clg Load (BTU/hr)	Heating (BTU/hr)	% of Clg Load														
AHU-1	1,429	260	19.3	1,087	0	14,596	24.9	18,267	15.4	1,416	2.4	4,707	4.0	0	0.0	0	0.0	2,638	2.2		
First Floor Common Spaces	5,811	120	3.4	3,442	2,325	0	0.0	8,435	11.9	0	0.0	18,969	26.7	0	0.0	11,352	16.0	0	0.0	6,247	8.8
First Floor Rooms	7,503	735	14.4	4,364	0	45,280	42.1	51,064	32.0	7,464	6.9	25,139	15.5	0	0.0	0	0.0	0	0.0	19,230	8.2
Second Floor Common	1,456	144	28.6	350	0	0	0.0	10,144	88.9	0	0.0	1,272	11.1	0	0.0	0	0.0	0	0.0	0	0.0
Second Floor Rooms	10,898	1,020	12.1	7,384	1,068	59,262	38.6	71,973	32.1	10,727	7.0	36,308	16.2	1,996	1.3	5,214	2.3	0	0.0	0	0.0
Third Floor Common Spaces	2,274	205	24.3	640	0	0	0.0	14,452	85.3	0	0.0	2,434	14.7	0	0.0	0	0.0	0	0.0	0	0.0
Third Floor Rooms	9,286	845	12.3	6,000	0	48,765	38.5	59,623	32.6	8,645	6.8	29,334	16.0	0	0.0	0	0.0	0	0.0	0	0.0
Fourth Floor Common Spaces	1,729	160	28.1	410	0	0	0.0	11,277	88.4	0	0.0	1,473	11.6	0	0.0	0	0.0	0	0.0	0	0.0
Fourth Floor Rooms	9,831	890	12.5	6,230	2,694	51,123	37.4	62,798	31.4	9,013	6.6	30,355	15.2	5,034	3.7	13,153	6.6	0	0.0	0	0.0
Fifth Floor Common Spaces	1,449	144	18.6	630	1,436	0	0.0	10,144	50.6	0	0.0	2,887	14.4	0	0.0	7,011	35.0	0	0.0	0	0.0
Fifth Floor Rooms	7,136	645	12.3	4,608	7,133	34,434	32.1	45,511	26.1	6,054	5.6	22,545	12.9	12,261	11.4	34,826	20.0	0	0.0	0	0.0
TOTALS:	58,802	5,168	12.8	35,155	14,656	253,420	36.7	354,488	30.5	43,319	6.3	175,483	14.7	79,291	2.8	71,556	6.0	0	0.0	22,115	1.9

Zones	Internal Loads														
	Lights			Equipment			People			Ventilation					
	Total Watts	Watts per Sq.Ft.	% of Clg Load	Total Watts	% of Clg Load	BTU/hr	Total Count	% of Clg Load	BTU/hr	Total CFM	CFM per sq.ft.	Cooling (BTU/hr)	% of Clg Load	Heating (BTU/hr)	% of Clg Load
AHU-1	1,754	1.23	9.4	5,460	327	18	1,074	17	12.20	7,140	1,000	28,845	49.3	92,793	78.4
First Floor Common Spaces	0	0.00	0.0	0	0	0.0	0	0	0.00	0	284	0	0.0	26,015	36.6
First Floor Rooms	6,461	0.86	20.3	21,827	0	0.0	0	13	5.43	5,850	780	27,219	25.3	71,850	44.3
Second Floor Common	0	0.00	0.0	0	0	0.0	0	0	0.00	0	0	0	0.0	0	0.0
Second Floor Rooms	9,217	0.85	20.5	31,448	0	0.0	0	20	5.86	9,000	1,200	41,053	26.7	110,631	49.4
Third Floor Common Spaces	0	0.00	0.0	0	0	0.0	0	0	0.00	0	0	0	0.0	0	0.0
Third Floor Rooms	7,852	0.85	21.1	26,790	0	0.0	0	17	6.04	7,850	1,020	34,817	27.5	94,067	51.4
Fourth Floor Common Spaces	0	0.00	0.0	0	0	0.0	0	0	0.00	0	0	0	0.0	0	0.0
Fourth Floor Rooms	8,314	0.85	20.8	28,366	0	0.0	0	18	5.93	8,100	1,020	34,917	25.6	93,995	46.9
Fifth Floor Common Spaces	0	0.00	0.0	0	0	0.0	0	0	0.00	0	0	0	0.0	0	0.0
Fifth Floor Rooms	6,035	0.85	19.2	20,589	0	0.0	0	13	5.45	5,850	780	28,238	26.3	71,877	41.1
TOTALS:	39,633	0.67	19.5	134,500	327	0.2	1,074	98	6.31	43,590	6,084	195,089	28.3	561,028	47.0

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Appendix D – Energy Recovery for the Ventilation in the Building

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Annual Cost Summary

Edgewater Manor
Bracket Engineering

06/08/2015
02:38PM

Table 1. Annual Costs

Component	dedicated outside air system (\$)	dedicated outside air system(ERV) (\$)
Air System Fans	0	0
Cooling	181	12
Heating	63,825	10,024
Pumps	0	0
Heat Rejection Fans	0	0
HVAC Sub-Total	64,006	10,036
Lights	0	0
Electric Equipment	0	0
Misc. Electric	0	0
Misc. Fuel Use	0	0
Non-HVAC Sub-Total	0	0
Grand Total	64,006	10,036

Table 2. Annual Cost per Unit Floor Area

Component	dedicated outside air system (\$/ft²)	dedicated outside air system(ERV) (\$/ft²)
Air System Fans	0.000	0.000
Cooling	90.705	12.058
Heating	31912.543	10024.351
Pumps	0.000	0.000
Heat Rejection Fans	0.000	0.000
HVAC Sub-Total	32003.248	10036.408
Lights	0.000	0.000
Electric Equipment	0.000	0.000
Misc. Electric	0.000	0.000
Misc. Fuel Use	0.000	0.000
Non-HVAC Sub-Total	0.000	0.000
Grand Total	32003.248	10036.408
Gross Floor Area (ft²)	2.0	1.0
Conditioned Floor Area (ft²)	2.0	1.0

Note: Values in this table are calculated using the Gross Floor Area.

Table 3. Component Cost as a Percentage of Total Cost

Component	dedicated outside air system (%)	dedicated outside air system(ERV) (%)
Air System Fans	0.0	0.0
Cooling	0.3	0.1
Heating	99.7	99.9
Pumps	0.0	0.0
Heat Rejection Fans	0.0	0.0
HVAC Sub-Total	100.0	100.0
Lights	0.0	0.0
Electric Equipment	0.0	0.0
Misc. Electric	0.0	0.0
Misc. Fuel Use	0.0	0.0
Non-HVAC Sub-Total	0.0	0.0
Grand Total	100.0	100.0

Appendix E – EPA Publication, Water Sense

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WaterSense®

An EPA Partnership Program

[WaterSense](#) [Products](#) [Toilets](#)

Toilets

Water-Efficient Toilets

Toilets are by far the main source of water use in the home, accounting for nearly 30 percent of an average home's indoor water consumption. Older, inefficient toilets that use as much as 6 gallons per flush also happen to be a major source of wasted water in many homes.

Flush Facts

Recent advancements have allowed toilets to use 1.28 gallons per flush or less while still providing equal or superior performance. This is 20 percent less water than the current federal standard of 1.6 gallons per flush. The [WaterSense label](#) is used on toilets that are independently certified to meet rigorous criteria for both performance and efficiency. Only water-saving toilets that complete the certification process can earn the WaterSense label.



WaterSense Savings

By replacing old, inefficient toilets with [WaterSense labeled models](#), the average family can reduce water used for toilets by 20 to 60 percent—that's nearly 13,000 gallons of water savings for your home every year! They could also save more than \$110 per year in water costs, and \$2,200 over the lifetime of the toilets.

Nationally, if all old, inefficient toilets in the United States were replaced with WaterSense labeled models, we could save 520 billion gallons of water per year, or the amount of water that flows over Niagara Falls in about 12 days.

Look for the WaterSense Label!

Whether remodeling a bathroom, starting construction of a new home, or simply replacing an old, leaky toilet that is wasting money and water, installing a WaterSense labeled toilet is a high-performance, water-efficient option worth considering. [WaterSense labeled toilets](#) are available at a wide variety of price points and a broad range of styles and in many areas, utilities offer rebates and vouchers that can lower the price of a WaterSense labeled toilet.



A [WaterSense Labeled Toilet Factsheet](#) is also available in [PDF](#) (1 pg, 296K, [About PDF](#)).

Technical Information

Are you a manufacturer interested in labeling your high-efficiency toilet, or a retailer or distributor interested in selling WaterSense labeled toilets? Please visit the [Final Specification for Toilets](#) page for more detailed information.

Share



Appendix F – 100 KW Emergency Generator

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Specification sheet

Spark-ignited generator set

85–100 kW standby
EPA emissions



Description

Cummins Power Generation commercial generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby and prime power applications.

Features

Ford heavy-duty gas engine - Rugged 4-cycle industrial spark-ignited delivers reliable power. The electronic air/fuel ratio control provides optimum engine performance and fast response to load changes.

Three-Way Catalyst - Simultaneously converts NO_x, CO and HC to nitrogen, oxygen, carbon dioxide and water, minimizing the harmful emissions of the generator set.

Alternator - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Control system - The PowerCommand[®] electronic control is standard equipment and provides total genset system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, AmpSentry™ protection, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard cooling package provides reliable running at up to 40 °C (104 °F) ambient temperature.

Enclosures - Optional weather protective and sound attenuated enclosures are available.

NFPA - The genset accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor network.

Model	Natural Gas				Propane				Data sheets	
	Standby rating		Prime rating		Standby rating		Prime rating			
	60 Hz kW (kVA)	50 Hz kW (kVA)	60 Hz	50 Hz						
GGHG	85 (106)				85 (106)				D-3384	
GGHH	100 (125)				100 (125)				D-3385	

Generator set specifications

Governor regulation class	ISO 8528 Part 1 Class G3
Voltage regulation, no load to full load	± 1.0%
Random voltage variation	± 1.0%
Frequency regulation	Isochronous
Random frequency variation	GGHH ± 0.5%, GGHG ± 0.33%
Radio frequency emissions compliance	Meets requirements of most industrial and commercial applications

Engine specifications

Design	Turbocharged
Bore	90.2 mm (3.55 in)
Stroke	105.9 mm (4.17 in)
Displacement	6.8 L (412.5 in ³)
Cylinder block	Cast iron, V 10 cylinder
Battery capacity	600 amps minimum at ambient temperature of 0 °C (32 °F)
Battery charging alternator	65 amps
Starting voltage	12 volt, negative ground
Lube oil filter type(s)	Single spin-on canister-combination full flow with bypass
Standard cooling system	40 °C (104 °F) ambient radiator

Alternator specifications

Design	Brushless, 4 pole, drip proof, revolving field
Stator	2/3 pitch
Rotor	Direct coupled, flexible disc
Insulation system	Class H per NEMA MG1-1.65
Standard temperature rise	150 °C (302 °F) standby
Exciter type	Torque match (shunt)
Phase rotation	A (U), B (V), C (W)
Alternator cooling	Direct drive centrifugal blower
AC waveform total harmonic distortion	< 5% no load to full linear load, < 3% for any single harmonic
Telephone influence factor (TIF)	< 50 per NEMA MG1-22.43
Telephone harmonic factor (THF)	< 3

Available voltages

60 Hz			50 Hz		
3-phase			1-phase	3-phase	1-phase
• 120/208	• 120/240	• 127/220	• 120/240		
• 139/240	• 240/416	• 254/440			
• 277/480	• 347/600				

Note: Consult factory for other voltages.

Generator set options and accessories

Engine

- 120/240 V 1500 W coolant heaters

Fuel system

- Natural gas
- Natural gas/propane liquid with automatic changeover
- Natural gas/propane vapor with automatic changeover
- Propane liquid withdrawal
- Vapor withdrawal

Alternator

- 105 °C (221 °F) rise alternator
- 125 °C (257 °F) rise alternator
- 150 °C (302 °F) rise alternator
- 120/240 V, 100 W anti-condensation heater
- 12 lead, broad range, extended stack (full single phase output)
- Lower broad range
- PMG excitation
- Upper broad range
- Single phase (4 lead)

Exhaust system

- Mounted residential muffler

Generator set

- AC entrance box
- Battery
- Battery charger
- Duct adapter
- Enclosure: Aluminum, steel, weather protection or sound attenuated
- Export box packaging
- Main line circuit breaker

- Remote annunciator panel
- UL 2200 Listed
- 2 year prime power, 6000 hours, warranty
- 2 year standby warranty
- 5 year basic power warranty
- 5 year comprehensive warranty

Note: Some options may not be available on all models - consult factory for availability.

Control system PCC 2100

PowerCommand PCC2100 - An integrated generator set control system providing governing, voltage regulation, engine protection and operator interface functions.

- Includes integral AmpSentry protection, which provides a full range of alternator protection functions that are matched to the alternator provided.
- Control function provides battery monitoring and testing features, and smart starting control system.
- Three phase sensing, full wave rectified voltage regulation system, with a PWM output for stable operation with all load types.
- Standard PCCNet interface.
- Suitable for operation in ambient temperatures from -40 °C to +70 °C (-40 °F to +158 °F) and altitudes to 5000 m (13,000 ft).
- Prototype tested; UL, CSA and CE compliant.
- InPower™ PC-based service tool available for detailed diagnostics, setup, data logging and fault simulation.

AmpSentry AC protection

- AmpSentry Protective Relay – UL-listed
- Over current and short-circuit shutdown
- Over current warning
- Single and three phase fault regulation
- Over and under voltage shutdown
- Over and under frequency shutdown
- Overload warning with alarm contact
- Reverse power and reverse Var shutdown
- Field Overload

Engine protection

- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- High oil temperature warning (optional)
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High and low battery voltage warning
- Weak battery warning
- Dead battery shutdown
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication

Operator interface

- Off/manual/auto mode switch
- Manual run/stop switch
- Panel lamp/test switch
- Emergency stop switch
- Alpha-numeric display with pushbutton access, for viewing engine and alternator data and providing setup, controls and adjustments
- LED lamps indicating genset running, not in auto, common warning, common shutdown
- (5) configurable LED lamps
- LED bargraph AC data display (optional)

Alternator data

- Line-to-line and line-to-neutral AC volts
- Three phase AC current
- Frequency
- Total and individual phase kW and kVA

Engine Data

- DC voltage
- Lube oil pressure
- Coolant temperature
- Lube oil temperature (optional)

Other data

- Genset model data
- Start attempts, starts, running hours
- KW hours (total and since reset)
- Fault history
- Load profile (hours less than 30% and hours more than 90% load)
- System data display (optional with network and other PowerCommand gensets or transfer switches)

Governing

- Integrated digital electronic isochronous governor
- Temperature dynamic governing
- Smart idle speed mode
- Glow plug control (some models)

Voltage regulation

- Integrated digital electronic voltage regulator
- Three phase line-to-neutral sensing
- Configurable torque matching
- PMG (optional)

Control functions

- Data logging on faults
- Fault simulation (requires InPower)
- Time delay start and cooldown
- Cycle cranking
- (3) configurable customer inputs
- (3) configurable customer outputs

Options

- Analog AC Meter Display
- Thermostatically Controlled Space Heater
- Key-type mode switch
- Ground fault module
- Auxiliary relays (3)
- Echelon LONWORKS interface
- Modlon Gateway to convert to Modbus (loose)
- PowerCommand iWatch web server for remote monitoring and alarm notification (loose)
- PCCNet and Lonworks Digital input and output module(s) and Remote annunciators (loose)



PowerCommand 2100 control operator/display panel

Emergency standby power (ESP):

Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Limited-time running power (LTP):

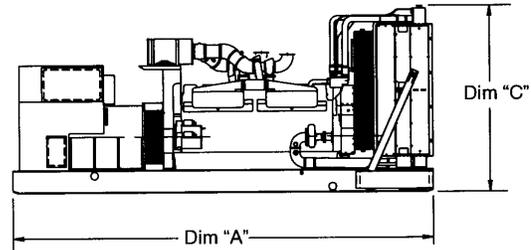
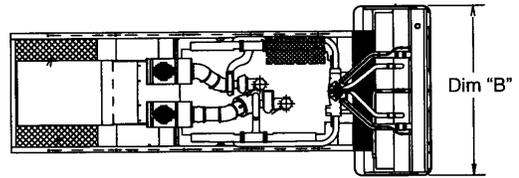
Applicable for supplying power to a constant electrical load for limited hours. Limited Time Running Power (LTP) is in accordance with ISO 8528.

Prime power (PRP):

Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Base load (continuous) power (COP):

Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.



This outline drawing is for reference only. See respective model data sheet for specific model outline drawing number.

Do not use for installation design

Model	Dim "A" mm (in.)	Dim "B" mm (in.)	Dim "C" mm (in.)	Set Weight* dry kg (lbs)	Set Weight* wet kg (lbs)
GGHG	2662 (104.8)	1016 (40.0)	1397 (55.0)	1071 (2362)	1111 (2450)
GGHH	2662 (104.8)	1016 (40.0)	1397 (55.0)	1093 (2410)	1133 (2498)

* Weights represent a set with standard features. See outline drawings for weights of other configurations.

Codes and standards

Codes or standards compliance may not be available with all model configurations – consult factory for availability.

	<p>This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.</p>		<p>The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies. The PowerCommand control is Listed to UL 508 - Category NITW7 for U.S. and Canadian usage.</p>
	<p>The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins Power Generation products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.</p>	<p>U.S. EPA</p>	<p>Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.</p>
	<p>All low voltage models are CSA certified to product class 4215-01.</p>	<p>International Building Code</p>	<p>The generator set package is available certified for seismic application in accordance with the following International Building Code: IBC2000, IBC2003, IBC2006, IBC2009 and IBC2012.</p>

Warning: Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

North America
 1400 73rd Avenue N.E.
 Minneapolis, MN 55432
 USA

Phone 763 574 5000
 Fax 763 574 5298

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 S-1607c (8/13)



cumminspower.com

OTPC transfer switch open and closed transition



Description

OTPC transfer switches are designed for operation and switching of electrical loads between primary power and standby generator sets. They are suitable for use in emergency, legally required and optional standby applications. The switch monitors both power sources, signals generator set startup, automatically transfers power, and returns the load to the primary power source when the utility returns and stabilizes. OTPC transfer switches are available with closed transition transfer. By briefly connecting the two sources (for 100 msec or less), the transfer from the alternate source back to the normal source occurs without interruption in the power supply to loads.



All switches are UL 1008 Listed with UL Type Rated cabinets and UL Listed CU-AL terminals.



All switches are certified to CSA 282 Emergency Electrical Power Supply for Buildings, up to 600 VAC.



Suitable for use in emergency, legally required and standby applications per NEC 700, 701 and 702.



All switches comply with NFPA 70, 99 and 110 (Level 1).



All switches comply with NEMA ICS 10.



All switches comply with IEEE 446 Recommended Practice for Emergency and Standby Power Systems.



This transfer switch is designed and manufactured in facilities certified to ISO9001.

Features

PowerCommand® control - A fully featured microprocessor-based control with digital display. Controls allow operator to enter settings and make adjustments to software-enabled features easily and accurately. Accommodates up to eight event schedules.

Programmed transition - Open transition timing can be adjusted to completely disconnect the load from both sources for a programmed time period, as recommended by NEMA MG-1 for transfer of inductive loads.

Advanced transfer switch mechanism - Unique bi-directional linear actuator provides smooth, continuous transfer switch action during automatic operation.

Robust control system design - Optically isolated logic inputs and isolation transformers for AC power inputs provide high-voltage surge protection.

Main contacts - Heavy-duty silver alloy contacts with multi-leaf arc chutes are rated for 100% load interruption. They require no routine contact maintenance and provide 100% continuous current ratings.

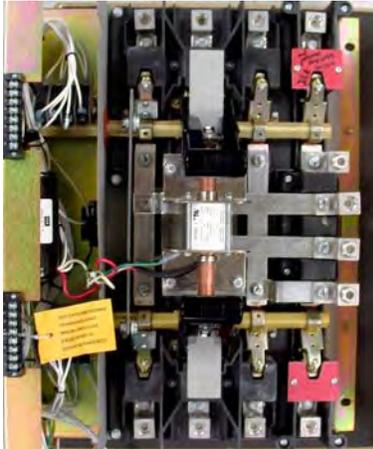
Communications capability - The transfer switch is capable of communicating with other transfer switches, SCADA and remote monitoring systems, or Cummins Power Generation generators utilizing LonWorks® protocol.

Easy service/access - Single-plug harness connection and compatible terminal markings simplify servicing. Access space is ample. Door-mounted controls are field-programmable; not tool is required.

Complete product line - Cummins Power Generation offers a wide range of equipment, accessories and services to suit virtually any backup power application.

Warranty and service - Products are backed by a comprehensive warranty and a worldwide network of distributors with factory-trained service technicians.

Transfer switch mechanism



- Transfer switch mechanism is electrically operated and mechanically held in the Source 1 and Source 2 positions. The transfer switch incorporates electrical and mechanical interlocks to prevent inadvertent interconnection of the sources.
- Independent break-before-make action is used for both 3-pole and 4-pole/switched neutral switches. This design allows use of sync check operation when required, or control of the operating speed of the transfer switch for proper transfer of motor and rectifier-based loads (programmed transition feature).
- True 4-pole switching allows for proper ground (earth) fault sensing and consistent, reliable operation for the life of the transfer switch. The neutral poles of the transfer switch have the same ratings as the phase poles and are operated by a common crossbar mechanism, eliminating the possibility of incorrect neutral operation at any point in the operating cycle, or due to failure of a neutral operator.
- High pressure silver alloy contacts resist burning and pitting. Separate arcing surfaces further protect the main contacts. Contact wear is reduced by multiple leaf arc chutes that cool and quench the arcs. Barriers separate the phases to prevent interphase flashover. A transparent protective cover allows visual inspection while inhibiting inadvertent contact with energized components.
- Switch mechanism, including contact assemblies, is third party certified to verify suitability for applications requiring high endurance switching capability for the life of the transfer switch. Withstand and closing ratings are validated using the same set of contacts, further demonstrating the robust nature of the design.

Specifications

Voltage rating	600 VAC, 50 or 60 Hz.
Arc interruption	Multiple leaf arc chutes provide dependable arc interruption.
Neutral bar	A full current-rated neutral bar with lugs is standard on enclosed 3-pole transfer switches.
Auxiliary contacts	Two isolated contacts (one for each source) indicating switch position are provided for customer use. Contacts are normally open, and close to indicate connection to the source. Wired to terminal block for easy access. Rated at 10 amps continuous and 250 VAC maximum. UL recognized, and CSA-certified.
Operating temperature	-40 °F (-40 °C) to 140 °F (60 °C)
Storage temperature	-40 °F (-40 °C) to 140 °F (60 °C)
Humidity	Up to 95% relative, non-condensing
Altitude	Up to 10,000 ft (3,000 m) without derating
Surge withstand ratings	Voltage surge performance and testing in compliance with the requirements of IEEE C62.41 (Category B3) and IEEE C62.45.
Total transfer time (source-to-source)	Will not exceed 6 cycles at 60 Hz with normal voltage applied to the actuator and without programmed transition enabled.
Manual operation handles	Transfer switches rated through 1000 amps are equipped with permanently attached operating handles and quick-break, quick-make contact mechanisms suitable for manual operation. Transfer switches over 1000 amps are equipped with manual operators. All switches must be de-energized before manual operation is attempted.

Transition modes

Open transition/programmed: Controls the time required for the device to switch from source to source, so that the load-generated voltages decay to a safe level before connecting to an energized source. Recommended by NEMA MG-1 to prevent nuisance-tripping breakers and load damage. Adjustable 0-60 seconds, default 0 seconds. Programmed transition is standard on 150-1200 amp switches, and optional on 1600-4000 amps.

Open transition/in-phase: Initiates open transition transfer when in-phase monitor senses both sources are in phase. Operates in a break-before-make sequence. Includes ability to enable programmed transition as a back-up. If sources are not in phase within 120 seconds, switches from 40-1200 amps will transfer using programmed transition (not available on open transition switches over 1200 amps).

Closed transition: Used in applications where loads are sensitive to the momentary power interruption that occurs when performing open transition between sources. Closed transition is accomplished by briefly (<100 msec) paralleling two good sources to eliminate the momentary break in the power supply. Closed transition is only available as an option on OTPC models from 1000-4000 amps.

Genset-to-genset: Either genset can be designated as the lead genset. If the lead genset goes down or is taken offline, the transfer switch starts the second genset and transfers the load. The control can be programmed to alternate between the two gensets at a set interval up to 336 hours (2 weeks).

PowerCommand control

PowerCommand controls are microprocessor based and developed specifically for automatic transfer switch operation. The control includes all of the features and options required for most applications.

- LED lamps indicate source availability, source connected, exercise mode and test mode.
- Flash memory stores the control settings.
- Contents of the memory are not lost even if power to the controller is lost.
- On-board battery maintains the real-time clock setting and the engine start time delay.
- Choice of two control packages allows selection of the most suitable control for the application.

Control functions

Level 1 control (C023)

Open transition (in-phase)

Open transition (programmed)

Utility-to-genset applications

Software adjustable time delays:

Engine start: 0 to 120 sec

Transfer normal to emergency: 0 to 120 sec

Re-transfer emergency to normal: 0 to 30 min

Engine stop: 0 to 30 min

Programmed transition: 0 to 60 sec

Undervoltage sensing: 3-phase normal, 1-phase emergency

Accuracy: \pm 2%

Pickup: 85% to 100% of nominal voltage

Dropout: 75% to 98% of pickup setting

Dropout time delay: 0-4 sec

Overvoltage sensing: 3-phase normal, 1-phase emergency

Accuracy: \pm 2%

Pickup: 95% to 99% of dropout setting

Dropout: 105% to 135% of nominal voltage

Dropout time delay: 0 to 120 sec

Over/under frequency sensing:

Accuracy: \pm 0.05 Hz

Pickup: \pm 5% to \pm 20% of nominal frequency

Dropout: 1-5% beyond pickup

Dropout time delay: 0.1 to 15.0 sec

Programmable genset exerciser: One event/schedule with or w/o load

Basic indicator panel:

Source available/connected LED indicators

Test/exercise/override buttons

Digital display – optional (M018)

Analog bar graph meter display – optional (D009)

Date/time-stamped event recording: 50 events

Load sequencing: Optional with network communications module M031. Provides control for eight steps of load with an adjustable time delay for each step on transfer, re-transfer or both.

Level 2 control (C024)

Open transition (in-phase)

Open transition (programmed)

Closed transition (includes fail-to-disconnect timer to prevent extended paralleling with the utility)

Utility-to-genset applications

Utility-to-utility applications

Genset-to-genset applications

Software adjustable time delays:

Engine start: 0 to 120 sec

Transfer normal to emergency: 0 to 120 sec

Re-transfer emergency to normal: 0 to 30 min

Engine stop: 0 to 30 min

Programmed transition: 0 to 60 sec

Undervoltage sensing: 3-phase normal, 3-phase emergency

Accuracy: \pm 2%

Pickup: 85% to 100% of nominal voltage

Dropout: 75% to 98% of pickup setting

Dropout time delay: 0-4 sec

Overvoltage sensing: 3-phase normal, 3-phase emergency

Accuracy: \pm 2%

Pickup: 95% to 99% of dropout setting

Dropout: 105% to 135% of nominal voltage

Dropout time delay: 0 to 120 sec

Over/under frequency sensing:

Accuracy: \pm 0.05 Hz

Pickup: \pm 5% to \pm 20% of nominal frequency

Dropout: 1-5% beyond pickup

Dropout time delay: 0.1 to 15.0 sec

Voltage imbalance sensing:

Dropout: 2% to 10%

Pickup: 90% of dropout

Time delay: 2.0 to 20.0 sec

Phase rotation sensing:

Time delay: 100 msec

Loss of single phase detection:

Time delay: 100 msec

Programmable genset exerciser: Eight events/schedules with or w/o load

Basic indicator panel:

Source available/connected LED indicators

Test/exercise/override buttons

Digital display – standard

Analog bar graph meter display – optional (D009)

Date/time-stamped event recording: 50 events

Load sequencing: Optional with network communications module M031. Provides control for eight steps of load with an adjustable time delay for each step on transfer, re-transfer, or both.

Genset-to-genset: Same functions as above, for lead and secondary generators.

Utility-to-utility: Same functions as above, for preferred and alternate source.

Time-delay functions

Engine start: Prevents nuisance genset starts due to momentary power system variation or loss. Not included in utility-to-utility systems.

Transfer normal to emergency: Allows genset to stabilize before application of load. Prevents power interruption if normal source variation or loss is momentary. Allows staggered transfer of loads in multiple transfer switch systems. For genset-to-genset applications, delays transfer of load from lead to secondary generator.

Re-transfer emergency to normal: Allows the utility to stabilize before re-transfer of load. Prevents needless power interruption if return of normal source is momentary. Allows staggered transfer of loads in multiple transfer switch systems. For genset-to-genset applications, delays re-transfer of load from secondary back to lead generator.

Engine stop: Maintains availability of the genset for immediate reconnection if the normal source fails shortly after retransfer. Allows gradual genset cool down by running unloaded. Not included in utility-to-utility systems.

Elevator pre-transfer signal: Requires optional relay signal module (M023). Signals elevator system that transfer is pending and delays transfer for pre-set interval of 0-60 seconds to prevent a power interruption during elevator operation.

User interfaces

Basic interface panel

LED indicators provide at-a-glance source and transfer switch status for quick summary of system conditions. Test and override buttons allow delays to be bypassed for rapid system checkout.

Digital display (M018)

The digital display provides a convenient method for monitoring load power conditions, adjusting transfer switch parameters, monitoring PowerCommand network status or reviewing transfer switch events. Password protection limits access to adjustments to authorized personnel. The digital display is optional with the PowerCommand Level 1 control and comes standard with the Level 2 control.

User interface options

Front panel security key (M017)

Locks front panel to prohibit access to digital control settings. Prevents unauthorized activation of transfer or test functions.

Bar graph meter display (D009)

An LED bar graph display provides an easy-to-read indicator of the level of power being supplied to the load. Information displayed includes: 3-phase voltage and current, frequency, power factor, and kilowatts. Green, amber, and red LEDs provide at-a-glance indication of system acceptability. Available as an option with the Level 2 PowerCommand microprocessor control.

Control Options

Relay signal module (M023)

Provides relay output contacts for sending information to the building monitoring and control system. Relay outputs include: Source 1 connected/available, Source 2 connected/available, not in auto, test/exercise active, failed to disconnect, failed to synchronize, failed to transfer/re-transfer, and elevator control pre-transfer signal.

Loadshed (M007)

Removes the load from the emergency power source by driving the transfer switch to the neutral position when signaled remotely. Transfers load back to the emergency source when the signal contacts open. Immediately re-transfers back to the primary source when available. Available for utility-to-genset applications only.

PowerCommand network interface (M031)

Provides connection to the PowerCommand network. LonWorks compatible for integration with building monitoring and control system.

Load power and load current monitoring (M022)

Measures load phase and neutral current, power factor, real power (kW) and apparent power (kVA). Warns of excessive neutral current resulting from unbalanced or nonlinear loads. Minimum current level detection is 3%.

UL withstand and closing ratings

OTPC transfer switches must be protected by circuit breakers or fuses. Referenced drawings include detailed listings of specific breakers or fuse types that must be used with the respective transfer switches. Consult with your distributor/dealer to obtain the necessary drawings. Withstand and closing ratings (WCR) are stated in symmetrical RMS amperes.

Transfer switch ampere	MCCB protection			Special circuit breaker protection		
	WCR @ volts max with specific manufacturers MCCBs	Max MCCB rating	Drawing reference	With specific current limiting breakers (CLB)	Max CLB rating	Drawing reference
40, 70, 125 3-pole	14,000 at 480	225 A	A050J441	200,000 at 480	225 A	A048J566
	14,000 at 600			100,000 at 600		
40, 70, 125 4-pole	30,000 at 480	400 A	A048E949	200,000 at 480	400 A	A051D533
	30,000 at 600			100,000 at 600		
150, 225, 260	30,000 at 480	400 A	A048E949	200,000 at 480	400 A	A051D533
	30,000 at 600			100,000 at 600		
300, 400, 600	65,000 at 480	1200 A	A048E951	200,000 at 480	1200 A	A048J564
	65,000 at 600			100,000 at 600		
800, 1000 open	65,000 at 480	1400 A	A048E953	150,000 at 480	1400 A	A048J562
	50,000 at 600			100,000 at 600		
1000, 1200 closed	85,000 at 480	1600 A	0098-7312	85,000 at 480	1600 A	0098-7312
	65,000 at 600*			65,000 at 600		
1200 open	85,000 at 480	1600 A	A048E947	200,000 at 480	1600 A	A048P186
	65,000 at 600			200,000 at 600		
1600, 2000	100,000 at 480	4000 A	0098-7311	100,000 at 480	4000 A	0098-7311
	85,000 at 600*			85,000 at 600		
3000	100,000 at 480	4000 A	0098-7313	100,000 at 480	4000 A	0098-7313
	85,000 at 600*			85,000 at 600		
4000	100,000 at 480	5000 A	0098-8576	100,000 at 480	5000 A	0098-8576
	85,000 at 600*					

Fuse protection

Transfer switch ampere	WCR @ volts max. with current limiting fuses	Max fuse, size and type	Drawing reference
40, 70, 125 3- and 4-pole	200,000 at 480	200 A Class, J, RK1, RK5, T	A050J441
	200,000 at 600		
150, 225, 260	200,000 at 480	600 A Class, J, RK1, RK5 1200 A Class L or T	A048E949
	200,000 at 600		
300, 400, 600	200,000 at 480	600 A Class, RK1 or RK5 1200 A Class L or T	A048E951
	200,000 at 600		
800, 1000 open	200,000 at 480	600 A Class, J, RK1 or RK5 1200 A Class T 2000 A Class L	A048E953
	200,000 at 600		
1000, 1200 closed	200,000 at 480	3000 A Class L	0098-7312
	150,000 at 600*		
1200 open	200,000 at 480	3000 A Class L	A048E947
	150,000 at 600*		
1600, 2000	200,000 at 480	2500 A Class L	0098-7311
	150,000 at 600*		
3000	200,000 at 480	4000 A Class L	0098-7313
	150,000 at 600*		
4000	200,000 at 480	6000 A Class L	0098-8576
	150,000 at 600*		

*CSA only

3-cycle ratings

Transfer switch ampere	WCR @ volts max 3-cycle rating	Max MCCB rating	Drawing reference
1000, 1200 closed	50,000 at 480	1600 A	0098-7312
	42,000 at 600*		
1200 open	50,000 at 480	1600 A	A048E947
	42,000 at 600*		
1600, 2000	100,000 at 480	4000 A	0098-7311
	85,000 at 600*		
3000	100,000 at 480	4000 A	0098-7313
	85,000 at 600*		
4000	100,000 at 480	5000 A	0098-8576
	85,000 at 600*		

Transfer switch lug capacities

All lugs accept copper or aluminum wire unless indicated otherwise.

Amp rating	Cables per phase	Size
40, 70, 125 3-pole	1	#12 AWG-2/0
40 4-pole	1	#14 AWG-2/0
70, 125 4-pole	1	#6 AWG - 300 MCM
150, 225	1	#6 AWG - 300 MCM
260	1	#6 AWG - 400 MCM
300, 400	1	3/0 - 600 MCM
	1 or 2	3/0 - 250 MCM
600	2	250 - 500 MCM
800, 1000 open	4	250 - 500 MCM
1000, 1200 closed	4	#2 AWG to 600 MCM
1200 open	4	0 AWG-750 MCM (Compression lug adaptor Optional)
1600, 2000	8	#2 AWG to 600 MCM (lugs optional)
3000	8	#2 AWG to 600 MCM (lugs optional)
4000	12	1/0 AWG to 750 MCM (lugs optional)

Notes

1. Contact factory for a list of specific lug or compression lugs
2. Select Feature N032-7

Enclosures

The transfer switch and control are mounted in a key-locking enclosure. Switches from 40-1000 amps are wall-mounted. Switches from 1200-4000 amps are floor-mounted. Wire bend space complies with 2009 NEC.

Dimensions - transfer switch in UL type 1 enclosure

Amp rating	Height		Width		Depth				Weight		Outline drawing
	in	mm	in	mm	Door closed		Door open		lb	kg	
					in	mm	in	mm			
40, 70, 125 3-pole	27.0	686	20.5	521	12.0	305	31.5	800	82	37	0310-0544
40, 70, 125 4-pole	35.5	902	26.0	660	16.0	406	41.0	1042	165	75	0500-4896
150, 225	35.5	902	26.0	660	16.0	406	41.0	1042	165	75	0310-0414
260	43.5	1105	28.5	724	16.0	406	43.0	1093	170	77	0310-0540
300, 400, 600	54.0	1372	25.5	648	18.0	457	42.0	1067	225	102	0310-1307
800, 1000 open	68.0	1727	30.0	762	20.6	524	48.5	1232	360	163	0310-0417
1000, 1200 closed	76.3	1937	36.0	915	22.7	577	54.0	1372	450	204	0310-0482
1200 open	90.0	2290	39.0	991	27.5	699	64.7	1644	730	331	A030L605
1600, 2000*	90.0	2290	36.0	915	48.0	1219	84.0	2134	1100	499	0310-0483
3000*	90.0	2290	36.0	915	48.0	1219	84.0	2134	1250	567	0310-0484
4000*	90.0	2290	46.5	1180	60.0	1520	106	2700	1850	839	0500-4485

Dimensions - transfer switch in UL type 3R, 4 or 12 enclosure

Amp rating	Height		Width		Depth				Weight		Cabinet type	Outline drawing
	in	mm	in	mm	Door closed		Door open		lb	kg		
					in	mm	in	mm				
40, 70, 125 3-pole	34.0	864	26.5	673	12.5	318	36.5	927	125	57	3R, 12	0310-0453
											4	0310-0445
40, 70, 125 4-pole	42.5	1080	30.5	775	16.0	406	44.0	1118	190	86	3R, 12	0500-4896
											4	0500-4896
150, 225	42.5	1080	30.5	775	16.0	406	44.0	1118	215	97	3R, 12	0310-0454
											4	0310-0446
260	46.0	1168	32.0	813	16.0	406	46.0	1168	255	102	3R, 12	0310-0455
											4	0310-0447
300, 400, 600	59.0	1499	27.5	699	18.5	419	41.5	1054	290	132	3R, 12	0310-1315
											4	0310-1316
800, 1000 open	73.5	1867	32.5	826	20.8	529	49.5	1257	410	186	3R, 12	0310-0457
											4	0310-0449
1000, 1200 closed	76.3	1937	36.0	915	22.7	577	54.0	1372	450	204	3R, 12, 4	0310-0482
1200 open	90.0	2290	39.0	991	27.5	699	64.7	1644	730	331	3R, 12	A030L605
											4	A041N372
1600, 2000*	90.0	2290	38.0	826	50.9	1293	80.0	2032	1100	499	3R, 12, 4	0310-0744
3000*	90.0	2290	38.0	965	51.0	1295	84.5	2146	1250	567	3R	0310-0745
4000*	90.0	2290	49.0	1244	60.0	1524	105	2654	1850	839	3R	0500-4486

Dimensions - transfer switch in UL type 4X stainless steel enclosure

Amp rating	Height		Width		Depth				Weight		Cabinet type	Outline drawing
	in	mm	in	mm	Door closed		Door open		lb	kg		
					in	mm	in	mm				
40, 70, 125 3-pole	46.0	1168	32.0	813	16.0	406	46.0	1168	255	102	4X	0500-4184
40, 70, 125 4-pole	46.0	1168	32.0	813	16.0	406	46.0	1168	255	102	4X	0500-4896
150, 225	46.0	1168	32.0	813	16.0	406	46.0	1168	255	102	4X	0500-4184
260	46.0	1168	32.0	813	16.0	406	46.0	1168	255	102	4X	0500-4184
300, 400, 600	73.5	1867	32.5	826	19.5	495	49.5	1257	410	186	4X	0500-4185
800, 1000 open	73.5	1867	32.5	826	19.5	495	49.5	1257	410	186	4X	0500-4185
1000, 1200 closed	70.0	1778	40.0	1016	19.8	502	59.0	1499	450	204	4X	0310-0482
1200 open	90.0	2290	39.0	991	27.5	699	64.7	1644	730	331	4X	A041N372
1600, 2000	90.0	2290	35.5	826	50.9	1293	80.0	2032	1100	499	4X	0310-0744

* Rear and side access is required for installation. Dimensions shown are for 4-pole. For information on 3-pole switches, call factory.

Submittal detail

Amperage ratings

- 40
- 70
- 125
- 150
- 225
- 260
- 300
- 400
- 600
- 800
- 1000
- 1200
- 1600
- 2000
- 3000
- 4000

Voltage ratings

- R020 120*
- R038 190
- R021 208
- R022 220
- R023 240
- R024 380
- R025 416
- R035 440
- R026 480
- R027 600

* Single phase connection (not available on 1200-4000 amps)

Pole configuration

- A028 Poles - 3 (solid neutral)
- A029 Poles - 4 (switched neutral)

Frequency

- A044 60 Hertz
- A045 50 Hertz

Transfer mode

- A077 Open transition/in-phase
- A078 Open transition/programmed
- A079 Closed transition (available 1000-4000 amps, for closed transition below 1000 amps, see CHPC spec sheet S-1437)

Application

- A035 Utility to genset
- A036 Utility to utility
- A037 Genset to genset

System options

- A041 Single Phase, 2-wire or 3-wire (not available 1200-4000 amps)
- A042 Three Phase, 3-wire or 4-wire

Enclosure

- B001 Type 1: Indoor use, provides some protection against dirt (similar to IEC type IP30)
- B002 Type 3R: Intended for outdoor use, provides some protection from dirt, rain and snow (similar to IEC type IP34)
- B003 Type 4: Indoor or outdoor use, provides some protection from wind-blown dust and water spray (similar to IEC type IP65)
- B004 Open Construction: No enclosure - includes automatic transfer switch and controls (call factory for dimensions)
- B010 Type 12: Indoor use, some protection from dust (similar to IEC type IP61)
- B025 Type 4X: Stainless steel, indoor or outdoor use, provides some protection from corrosion (similar to IEC Type IP65)

Standards

- A046 UL 1008/CSA certification
- A064 NFPA 20 compliant (not available on 1200-4000 amp switches)
- A080 Seismic certification

Controls

- C023 PowerCommand control - Level 1
- C024 PowerCommand control - Level 2

Control options

- M017 Security key - front panel
- M018 Digital display
- M022 Load monitoring (min current level 3%)
- M023 Relay signal module. Includes pre-transfer module for elevator control
- M031 LonWorks network communications module (FTT-10)

Meter

- D009 Analog bar graph meter

Battery chargers

- K001 2 amps, 12/24 volts
- KB59 15 amps, 12 volts
- KB60 12 amps, 24 volts

Protective relays (closed transition)

- M045 Paralleling timer and lock-out relays, ANSI/IEEE 62PL and 86
- M046 Paralleling timer, lock-out and reverse power relays, single phase, ANSI/IEEE 62PL, 86 and 32R
- M047 Paralleling timer, lock-out and reverse power relays, three phase, ANSI/IEEE 62PL, 86 and 32R

Auxiliary relays - Relays are UL listed and factory installed. All relays provide two normally closed isolated and two normally open contacts rated 10 amps at 600 VAC. Relay terminals accept from one 18 gauge to two 12 gauge wires per terminal.

- L101 24 VDC coil - installed, not wired (for customer use).
- L102 24 VDC coil - emergency position - relay energized when switch is in Source 2 (emergency) position.
- L103 24 VDC coil - normal position - relay energized when switch is in Source 1 (normal) position
- L201 12 VDC coil - installed, not wired
- L202 12 VDC coil - emergency position - relay energized when switch is in Source 2 (emergency) position
- L203 12 VDC coil - normal position - relay energized when switch is in Source 1 (normal) position

Miscellaneous options

- M003 Terminal block - 30 points (not wired)
- N020 Terminal block - re-transfer inhibit
- M007 Load shed - from emergency - drives switch to neutral position when remote signal contact closes
- N009 Power connect - bus stabs (150-1200 amp open construction only)
- N013 Extension harness (open construction only)

Lug kits (select one)

- N008 Cable lugs, mechanical, 600 MCM, 8 per pole
- N032 Lug adapters, compression, ½ stab (1200A only)
- N045 Cable lugs, mechanical, 600 MCM, 4 per pole (1200A only)
- N066 Cable lugs, mechanical, 750 MCM, 4 per pole (1200A only)

Warranty

- G010 Years 0-2: Parts, labor and travel
Years 3-5: Parts only
Years 6-10: Main contacts only
- G013 Years 0-5: Comprehensive
Years 6-10: Main contacts only

Shipping

- A051 Packing - export box

Accessories

AC-167 Accessories specifications sheet



Our energy working for you.™
www.cumminspower.com

North America
1400 73rd Avenue N.E.
Minneapolis, MN 55432 USA

Phone 763 574 5000
Fax 763 574 5298

Asia Pacific
10 Toh Guan Road #07-01
TT International Tradepark
Singapore 608838

Phone 65 6417 2388
Fax 65 6417 2399

Brazil
Rua Jati, 310
Guarulhos – Sao Paulo
CEP – 07180-140

Phone 55 11 2186 4195
Fax 55 11 2186 4729

Europe, CIS, Middle East & Africa
Manston Park Columbus Ave.
Manston Ramsgate
Kent CT 12 5BF United Kingdom

Phone 44 1843 255000
Fax 44 1843 255902

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1825 South Webster Avenue, Suite 202
Green Bay, WI 54301
Phone: 920-432-1232 Fax: 920-432-7283
[Website www.aglgb.com](http://www.aglgb.com)
Email: dave@aglgb.com

EDGEWATER MANOR

COST OPINION FOR PROPOSED WORK

Life Safety Items

• Remove and replace asphalt surfaces - 19,682 s.f.	\$70,900.00
• Remove and replace damaged sidewalk - 700 s.f.	\$6,000.00
• Remove and replace curbing - 412 l.f.	\$8,240.00
• Remove brick, repair gypsum sheathing, install air barrier install 1 1/2" rigid insulation, install larger shelf angles, install new brick - OR -	\$898,761.00 OR
Remove brick, remove shelf angles, repair gypsum sheathing, install air barrier, install 4" thick EIFS synthetic stucco	\$606,930.00
• Replace fire hoses	\$3,000.00
• Change outlets by kitchen sink to GFI protected	\$11,400.00
• Install smoke detector outside bedroom and in bedroom, add strobe lights for living, bath, kitchen hall and bedroom, interconnect detectors	\$81,000.00
• Upgrade building fire alarm system with additional smoke detectors and strobe lights	\$43,000.00
• Install a sprinkler system thru out the building	\$331,000.00
• Replace emergency generator with new 100KW generator	\$58,000.00
SUBTOTAL	\$1,219,470.00 - 1,511,301.00

Energy/Maintenance

• Add pavers to roof corners	\$2,000.00
• Replace roof membrane EPDM - 14,500 s.f. (Assume 5 yrs from now)	\$58,000.00
• Window Replacement - 5,306 s.f.	\$451,000.00
• Replace delaminated carpeting, replace furniture with sled bases	\$20,000.00
• Upgrade two elevators to present code/standards. Increase energy efficiency and accessibility	\$175,000.00
• New exterior door weather-stripping	\$1,600.00
• Replace existing apartment toilets with water saving unit	\$81,000.00
• Replace existing apartment lavatory with new design and water saving faucet	\$61,000.00
• Replace delaminated hard tile floor on first floor with new hard tile	\$9,000.00
• Remove existing corridor ceiling lights and install new wall lights	\$45,000.00
• Energy Recovery Ventilation System	\$27,700.00
• Replace portable A/C with PTAC units	\$267,300.00
SUBTOTAL	\$1,198,600.00

Cosmetic

• Replace community room floor with porcelain tile	\$8,000.00
• Install phone based intercom in vestibule to each apartment	\$25,000.00
• Cover exposed block walls in the apartments with gypsum board	\$90,000.00
• Replace kitchen cabinets to modern look	\$260,000.00
• Add ceiling fan/light to bedroom and living room	\$56,700.00
• Replace tubs with showers in 40 units	\$125,000.00
• Replace existing ceramic tile and shower controls at the remaining 41 tubs	\$75,000.00
• Upgrade corridor suspended ceiling grid and tile with a pattern	\$39,000.00
• Remove corridor carpet and vinyl base and replace with a carpet border and pattern with new vinyl base	\$37,500.00
• Replace existing apartment bathroom floor with new sheet vinyl	\$28,000.00
• Replace interior apartment doors with new pre-finished door and lever handle latches. Replace bi-fold closet doors with new prefinished bi-fold	\$88,000.00
• Replace apartment entry and corridor wood doors with new prefinished doors and lever handles	\$135,000.00
• Replace apartment stoves	\$53,000.00
• Replace apartment refrigerators with Energy Star models	\$48,600.00
• Install chair rail on corridor walls and repaint walls in warmer tones	\$30,000.00
• Replace apartment VCT flooring with new VCT and vinyl base	224,000.00
	<hr/> <hr/>
SUBTOTAL	\$1,322,800.00

SUMMARY

LIFE SAFETY ITEMS	\$1,219,470.00 - 1,511,301.00
ENERGY MAINTENANCE	\$ 1,198,600.00
COSMETIC	\$ 1,322,800.00
CONTINGENCY (10%)	\$ 400,000.00
A/E FEES (6%)	\$ 238,500.00
	\$ 4,674,701.00

