



April 12, 2021

Michael Birkby  
25 Delaware, LLC  
1000 University Ave, Suite 500  
Rochester, NY 14607

RE: 25 Delaware Ave

Dear Mr. Birkby,

In order to assist in the development of the 25 Delaware Ave project in Albany, NY, Sustainable Comfort prepared an estimate of your future utility usage.

We have developed an energy model of your building to help determine overall energy efficiency. The model also helps evaluate the feasibility of the different Energy Efficiency Initiative compliance paths, while providing you with a preliminary estimate of utility costs. The results are detailed on the following pages.

As you read through this letter, please feel free to call with any questions you have.

Sincerely,

Christopher Cimino  
Project Manager  
315-214-1417

# Utility Cost Estimates

25 Delaware Ave

## Estimated Utility Costs

The energy model was used to estimate average monthly utility costs for each apartment size. Our ability to estimate future energy use is limited by several things we cannot control including human behavior and weather. Actual results will vary.

As data was not available for certain areas of the building, several assumptions were made during the modeling process. Table 1 details these assumptions.

Table 1: Basic Assumptions – Monthly Utility Allowance

Table of Assumptions				
Cost per kWh Electricity	\$	0.11	per kWh	National Grid Rate
Electric Service Charge	\$	17.00	monthly	National Grid Rate
Cost per Therm Natural Gas	\$	0.66	per Therm	National Grid Rate
Gas Service Charge	\$	20.35	monthly	National Grid Rate
Building Properties				
	Average Area		Unit Count	Notes
Studio	-	sq. ft.	0	From Drawings
1 Bedroom	662	sq. ft.	40	From Drawings
2 Bedroom	901	sq. ft.	11	From Drawings
3 Bedroom	-	sq. ft.	0	From Drawings
4 Bedroom	-	sq. ft.	0	From Drawings
Common Area	29,283	sq. ft.	-	From Drawings
Commercial Space	-	sq. ft.	-	From Drawings
Total Area	65,681	sq. ft.	-	From Drawings

At your request, Tables 2-3 show tenant paid utilities of various unit types with tenants paying for electric costs. Tables 4-5 shows common area utilities paid by the owner for electric and gas.

**Tables 2-3: Tenant Paid Utility Costs**

1 Bedroom				
Category	kWh / Year	Therms / Year	Avg. Monthly Cost	Yearly Cost
Heating	1,581	-	\$ 15	\$ 174
Cooling	223	-	\$ 2	\$ 25
Domestic Hot Water	-	-	\$ -	\$ -
Lighting	290	-	\$ 3	\$ 32
Miscellaneous Loads	2,676	-	\$ 25	\$ 294
Service Charge	-	-	\$ 17	\$ 204
<b>Total</b>			<b>\$ 62</b>	<b>\$ 729</b>

2 Bedroom				
Category	kWh / Year	Therms / Year	Avg. Monthly Cost	Yearly Cost
Heating	2,153	-	\$ 20	\$ 237
Cooling	335	-	\$ 3	\$ 37
Domestic Hot Water	-	-	\$ -	\$ -
Lighting	395	-	\$ 4	\$ 43
Miscellaneous Loads	3,247	-	\$ 30	\$ 357
Service Charge	-	-	\$ 17	\$ 204
<b>Total</b>			<b>\$ 74</b>	<b>\$ 878</b>

**Table 4: Owner Paid Utility Costs**

Owner Paid Costs				
Category	kWh / Year	Therms / Year	Avg. Monthly Cost	Yearly Cost
Heating	83,862	-	\$ 769	\$ 9,225
Cooling	10,371	-	\$ 95	\$ 1,141
Domestic Hot Water	-	7,024	\$ 386	\$ 4,636
Lighting	70,195	-	\$ 643	\$ 7,721
Miscellaneous Loads	18,241	-	\$ 167	\$ 2,006
Service Charge	-	-	\$ 37	\$ 448
<b>Total</b>			<b>\$ 2,098</b>	<b>\$ 25,177</b>