



January 14<sup>th</sup>, 2011

Richard J. Barnett  
Property Manager  
9 E 71st St.  
New York, NY 10021

Re: 9 East 71<sup>st</sup> Street Comprehensive Energy Assessment Executive Summary  
SourceOne Project Number 11-005

Dear Mr. Barnett:

On December 23<sup>rd</sup>, 2010 SourceOne performed a walk through audit of the private residence located at 9 E 71st St. in Manhattan, NY.

Representatives of SourceOne have:

- Conducted a facility walkthrough.
- Conducted interviews and met with representatives of the facility.
- Identified energy efficiency measures (EEM's) recently enacted by the facility.
- Identified additional EEM's that will conserve energy.
- Identified potential EEM's that cannot be financial justified.

**Executive Summary:**

SourceOne recommends the implementation of the following EEM's:

1. S1-EEM-1: Motor upgrades  
⇒ Annual Energy Savings: 24,399 kWhrs (\$4,626)  
⇒ Payback: 1.18 years
2. S1-EEM-2: Backroom lighting upgrades  
⇒ Annual Energy Savings: 13,419 kWhrs (\$2,544)  
⇒ Payback: 3.34 years
3. S1-EEM-3: VFDs on air handlers  
⇒ Annual Energy Savings: 21,276 kWhrs (\$4,034)  
⇒ Payback: 9.74 years
4. S1-EEM-4: Condensate/hot water heat exchanger  
⇒ Annual Energy Savings: 210 therms of gas (\$639)  
⇒ Payback: 6.39 years
5. S1-EEM-5: Free-cooling heat exchanger  
⇒ Annual Energy Savings: 52,252 kWhrs (\$9,906)  
⇒ Payback: 3.09 years
6. S1-EEM-6: Increase multistack chillers  
⇒ Annual Energy Savings: 38,650 kWhrs (\$7,328)  
⇒ Payback: 11.98 years

Relative to the annual electric consumption of 853,740 kWhrs for 9 E 71<sup>st</sup> St., these EEM's represent a 21% energy savings and have a collective payback of 6.09 years.

In addition to these six EEM's, SourceOne has identified a potential energy conservation initiative whose enactment may benefit 9 E 71<sup>st</sup> St, but which cannot be easily justified financially. It is as follows:

1. S1-EEM-7: Elevator motor SCR conversion
  - ⇒ Annual Energy Savings: 21,724 kWhrs of electricity (\$4,119)
  - ⇒ Payback: 30.36 years

As will be described in detail in the report to come, each one of these initiatives could bring about substantial energy savings individually and as a collective whole. SourceOne will deliver the full report next Friday, January 21, 2011. If you have any questions please feel free to contact us. Thank you for this opportunity to be of service.

Sincerely,



Timothy Sande  
Associate Project Engineer  
SourceOne Inc.  
[REDACTED]