

EDC/SaveGas Property Commissioning Report

Report Creation: 7/7/2011 6:58:34 PM



Client: BRE Properties Inc.

Property: Taylor 28

PropID: 2600

Initial State: Property has two sites. Each site has two boilers. Both systems were running smoothly with unnecessarily high delivery temperatures. The boilers were running constantly and the gas usage was relatively high.

Steps Taken: Both systems were analyzed for proper flow and operation. The EDC Control was placed in a "flat line schedule" to start controlling the system. Each site was analyzed to establish an operational profile and a savings schedule was established that met hot water demand (which also provided for decreased gas consumption). The new operational profile was implemented and temperature set points were reduced. With the new profile the hot water demand was still satisfied.

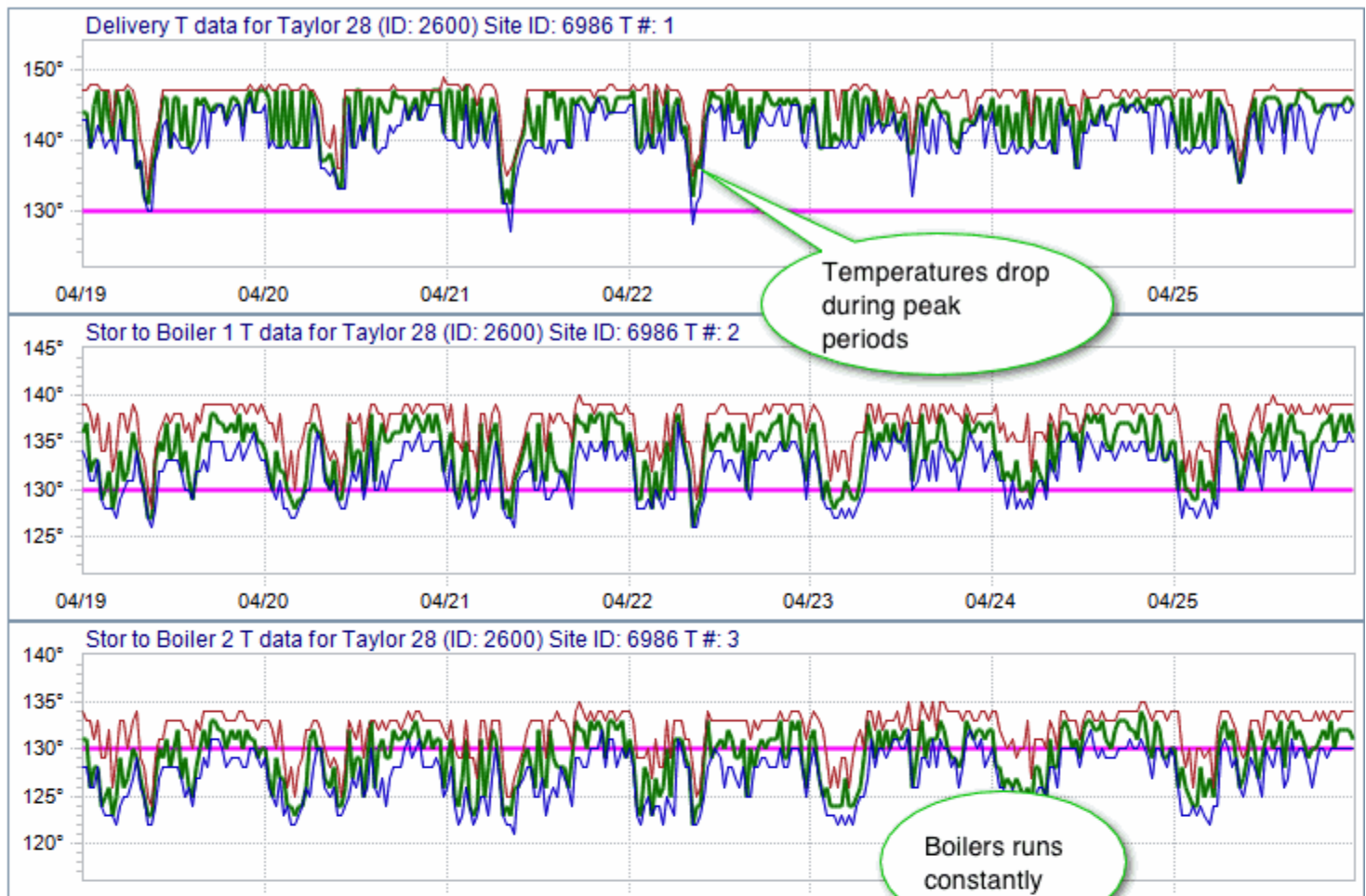
End Result: Reached optimal gas usage savings and kept hot water demand stable.

Summary: Both systems had good water flow and operation as a result we were able to be aggressive and turn down temperatures without showing any negative affect.

% Saved: 27.40 %

Illustrations of Process:

Measuring of Boiler Operation to establish a demand curve



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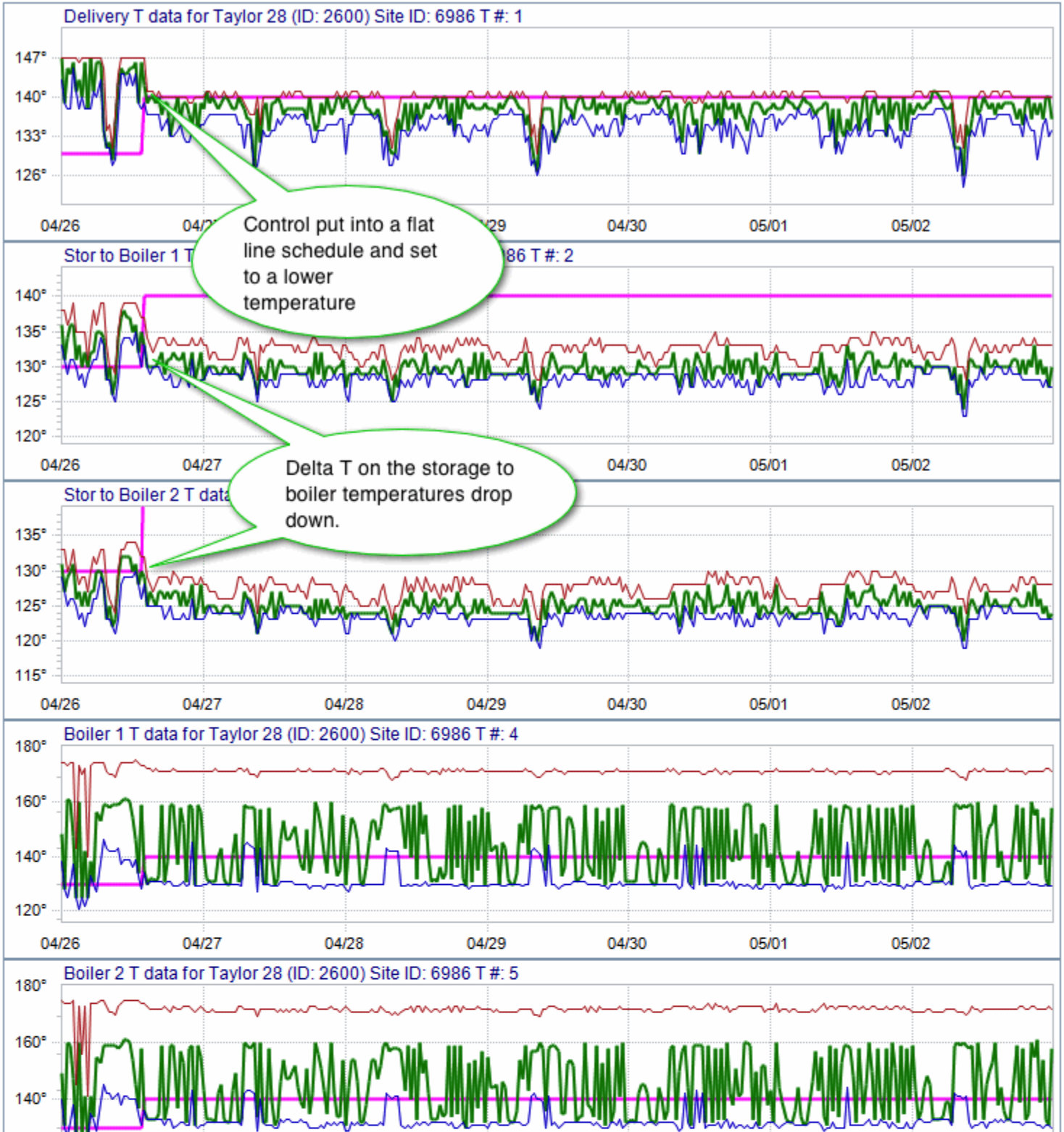
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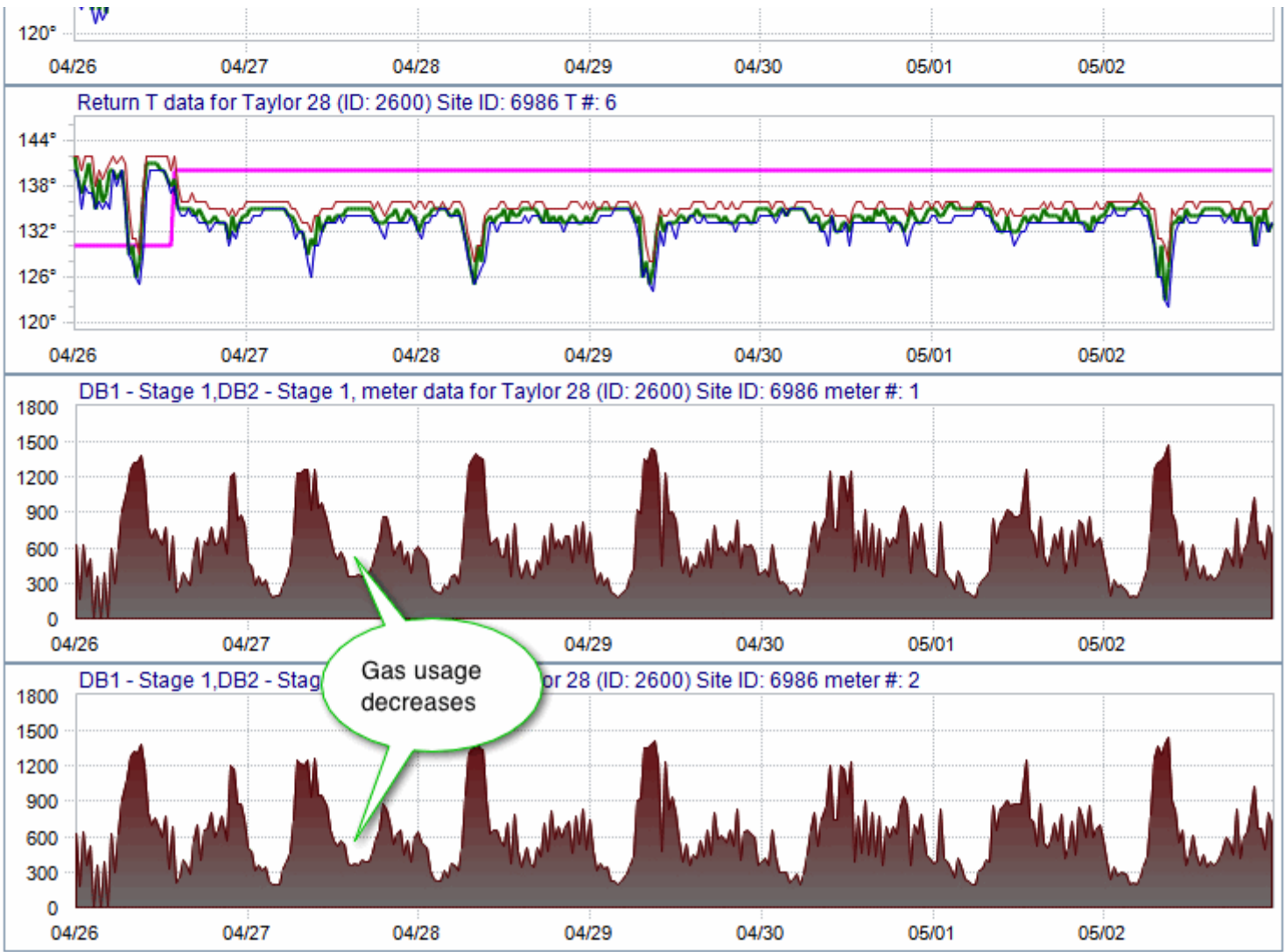
04/19 04/20 04/21 04/22 04/23 04/24 04/25

EDC Control put in a Flat Line Schedule to begin Controlling



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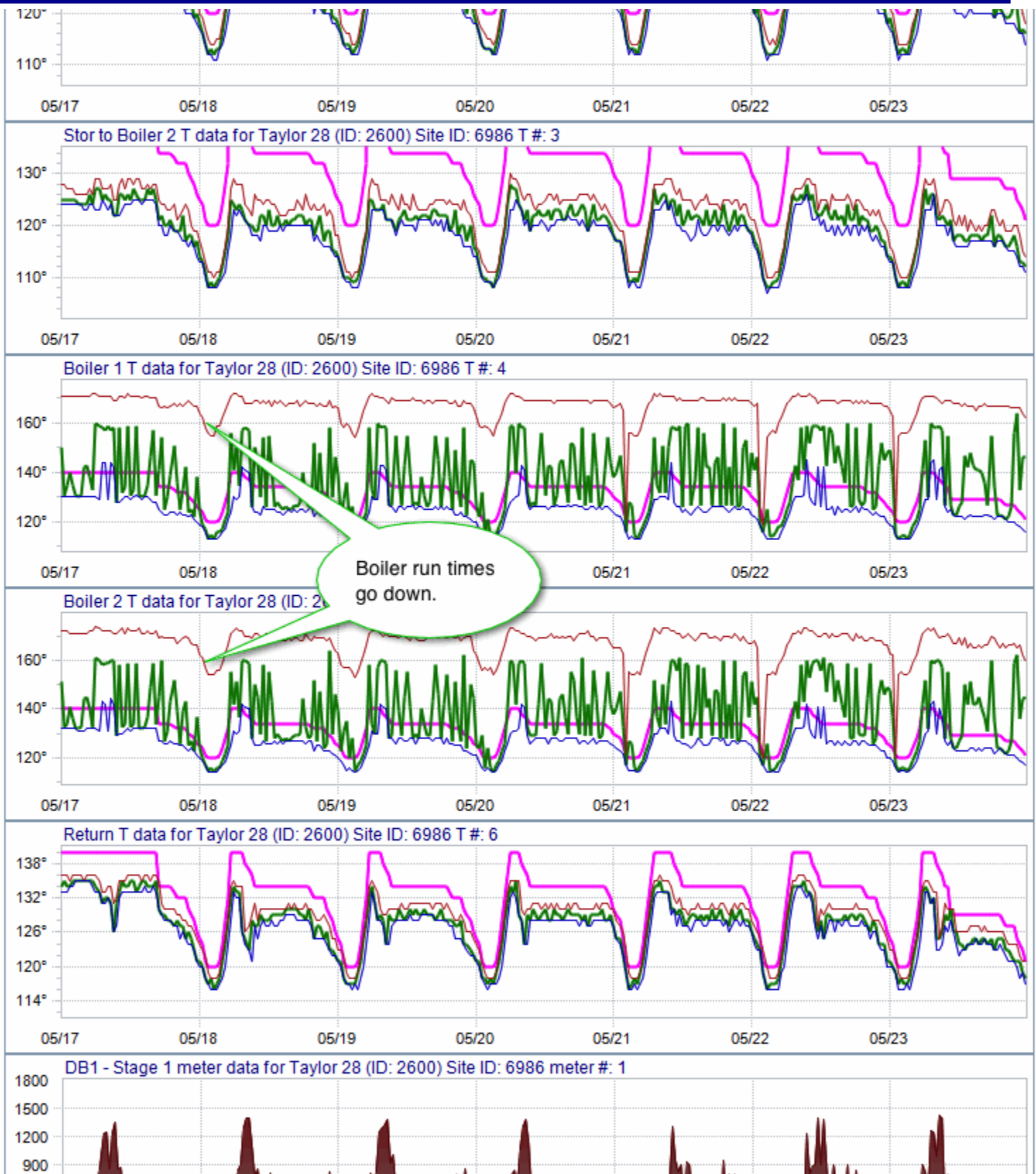


Control is Migrated from Flat Line Schedule to Savings Profile



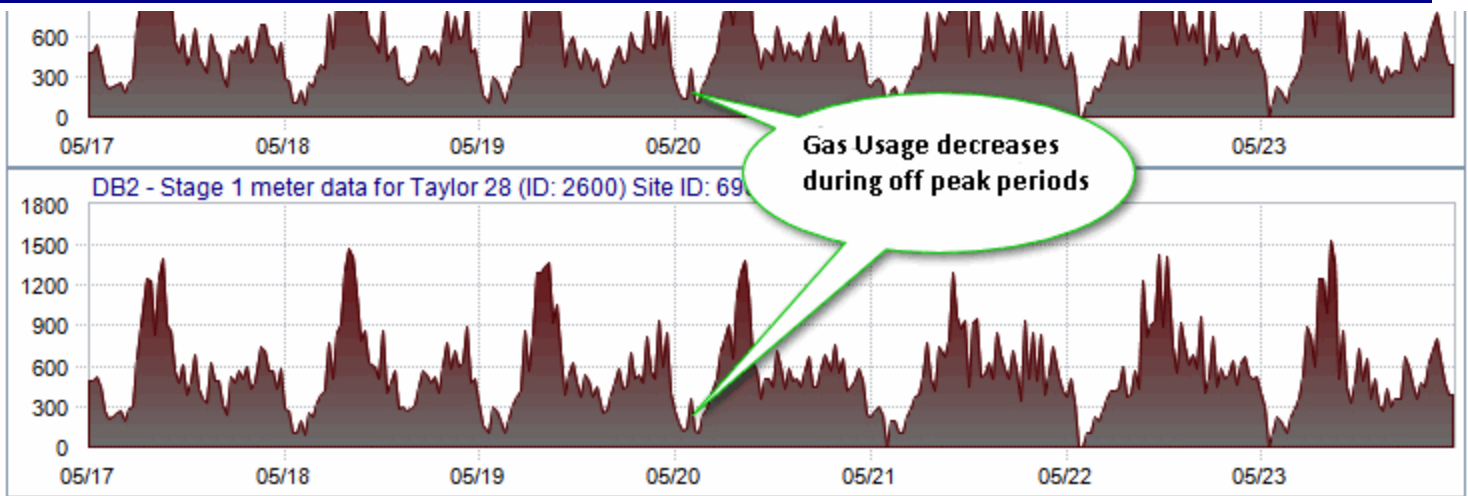
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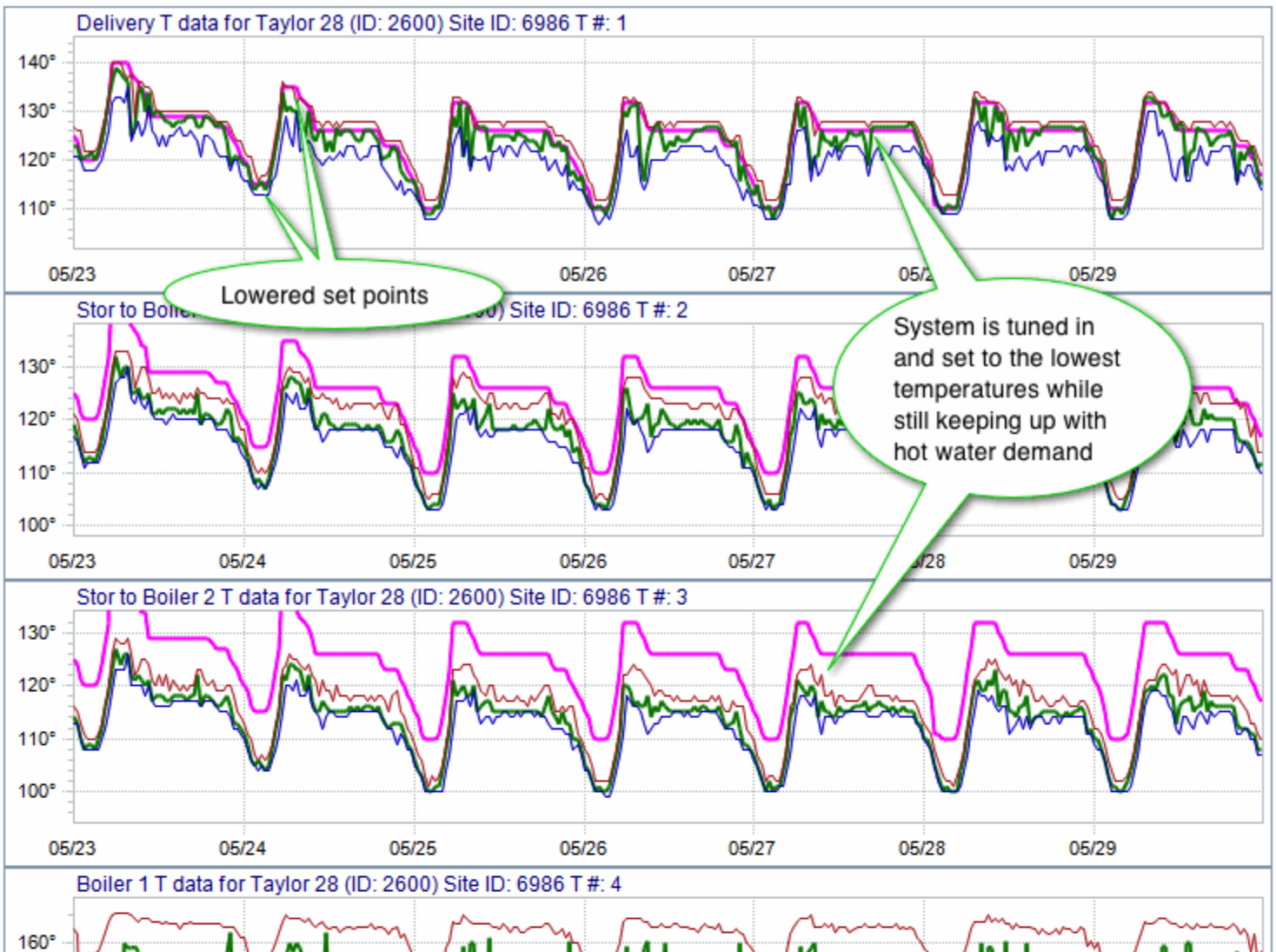


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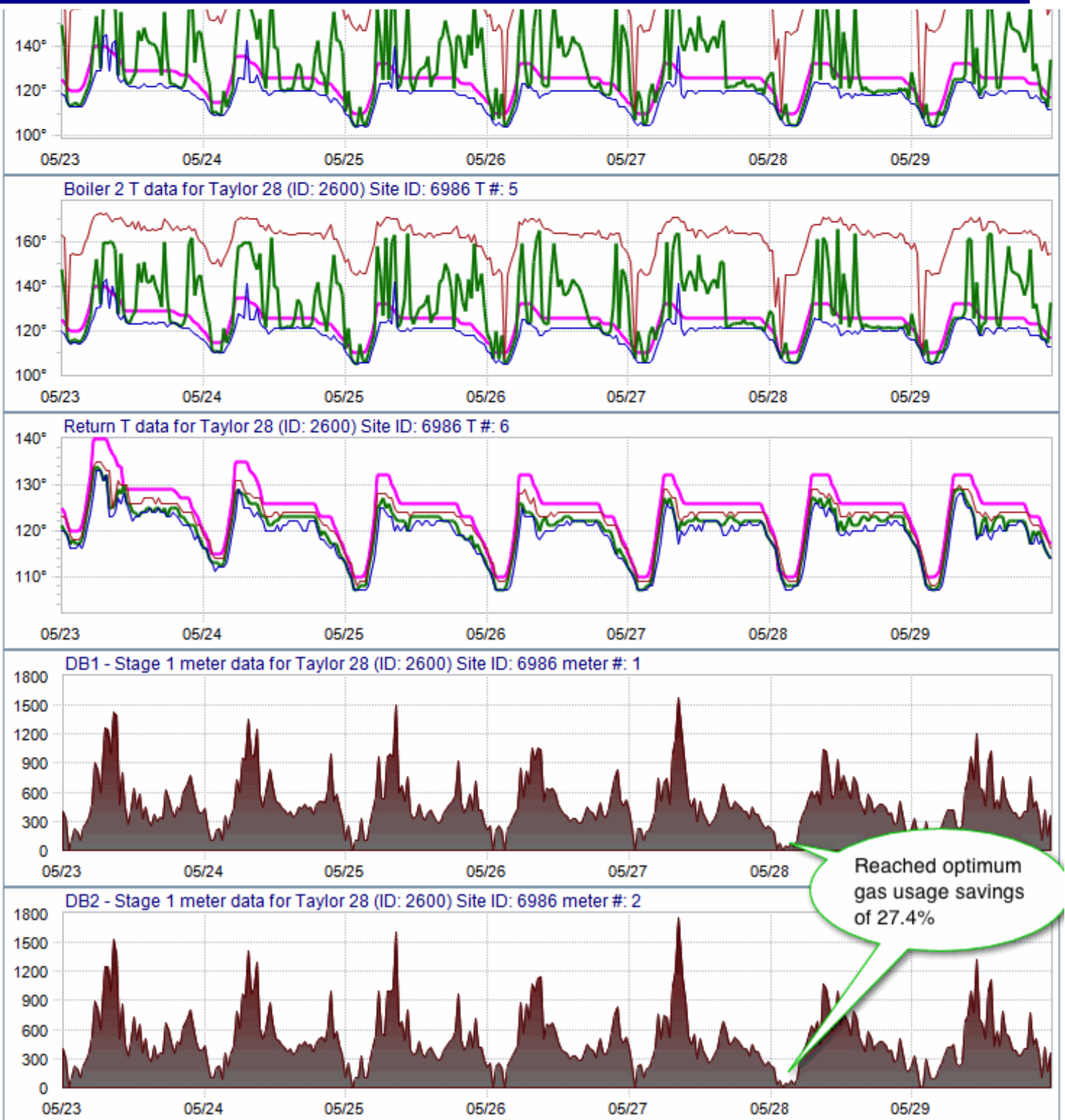


Fine Tuning and Final Check



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Economics and Measurement Before and After

utility cost of gas: 0.9414 cost of gas used for analysis: 0.9414 complete burn ratio: 1.0

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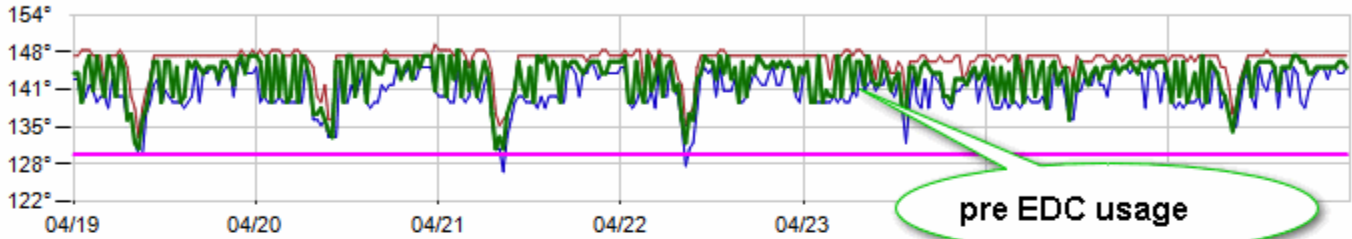
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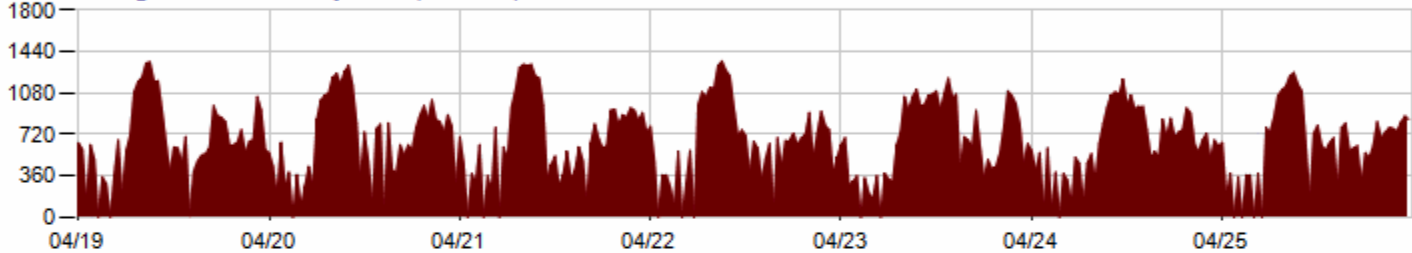
Utility cost of gas: 0.9414 Cost of gas used for analysis: 0.9414 Nameplate burn ratio: 1.0

Manuf	Device Name	Name Plate BTUs	Adj Therms Per Hr	Hrs Day DS1	Hrs Day DS2	Therms Day DS1	Therms Day DS2	Therms Saved Mth	% Saved	Therms Saved Yr	Dollars Saved Mth	Dollars Saved Yr
A.O. Smith	DB1 - Stage 1	300000	3.00	8.80	6.31	26.41	18.93	225	28.3 %	2,732	\$211.37	\$2,571.64
A.O. Smith	DB2 - Stage 1	300000	3.00	8.78	6.46	26.34	19.37	209	26.5 %	2,546	\$196.96	\$2,396.40
Total						52.75	38.30	434	27.4 %	5,278	408.33	4,968.04

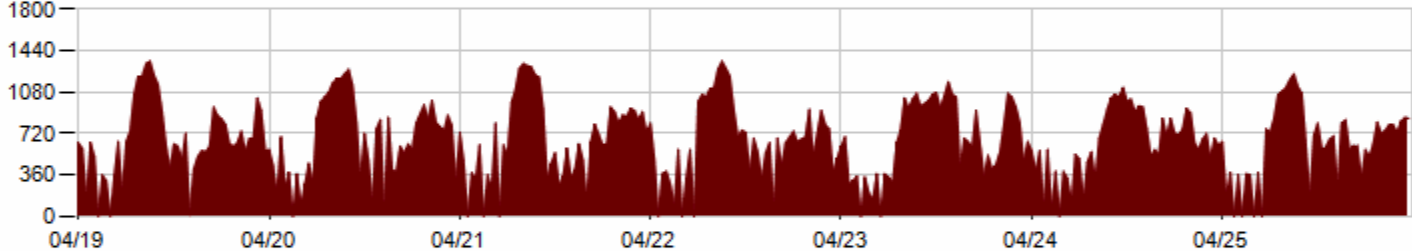
Delivery T data for Taylor 28 (ID: 2600) Site ID: 6986 T #: 1



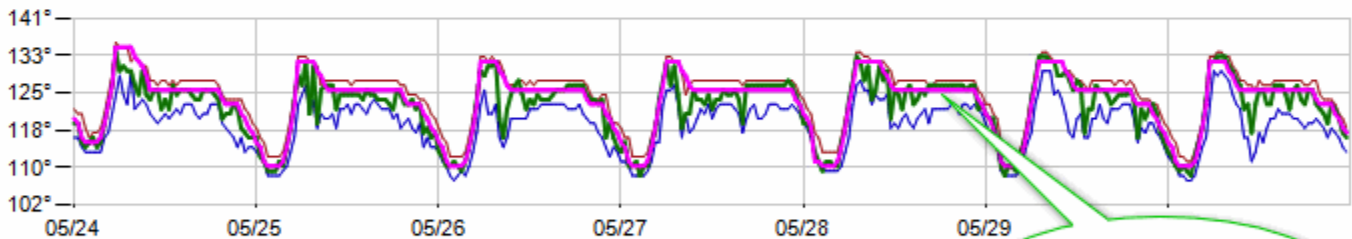
DB1 - Stage 1 M data for Taylor 28 (ID: 2600) Site ID: 6986 M #: 1



DB2 - Stage 1 M data for Taylor 28 (ID: 2600) Site ID: 6986 M #: 2



Delivery T data for Taylor 28 (ID: 2600) Site ID: 6986 T #: 1



DB1 - Stage 1 M data for Taylor 28 (ID: 2600) Site ID: 6986 M #: 1



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