



October 8, 2010

Tom Brantley
Director -Division of Facilities Management & Construction
Leon County Board of County Commissioners
1907 South Monroe Street
Tallahassee, FL 32301

Tom:

Per your request, ESG has developed a computer simulation of the Bank of America 8th floor to determine the projected energy savings that would occur if the existing air-conditioning system is replaced with the proposed system that is defined in the 100% construction drawings dated Aug. 19, 2010. Based on the input parameters from the original Investment Grade Audit and the current utility rates, it is predicted that the floor will consume approximately \$14,700 less with this system compared the system type currently installed.

The existing 30 year old air-distribution system for this floor is well past it service life and should be schedule in the near future to be replaced. As you can see from the attached life cycle cost sheet, this project will yield a favorable return on investment relative to the typical service life of this piece of equipment and could easily be included in a performance contracting program.

Please do not hesitate to contact me if you have any further questions.

Sincerely

Chris
Summers

Digitally signed by Chris Summers
DN: cn=Chris Summers, o=ESG, ou,
email=csummers@energysystemsgro
-up.com, c=US
Date: 2010.10.08 09:37:32 -04'00'

Chris Summers, P.E., CEM, C.B.C.
Regional Director
Energy Systems Group, LLC



Leon County Ph III - BOA HVAC - Tallahassee, FL
October 19, 2010
Project Cash Flow Summary

Term Period	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Calendar Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Savings																					
Annual Energy Savings	\$0	\$15,011	\$15,311	\$15,617	\$15,929	\$16,248	\$16,573	\$16,904	\$17,242	\$17,587	\$17,939	\$18,298	\$18,664	\$19,037	\$19,418	\$19,806	\$20,202	\$20,606	\$21,018	\$21,439	
Annual Operational Savings	\$0	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	
Capital Cost Avoidance	\$0	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	
Rebate Savings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Savings	\$0	\$24,716	\$25,011	\$25,311	\$25,617	\$25,929	\$26,248	\$26,573	\$26,904	\$27,242	\$27,587	\$27,939	\$28,298	\$28,664	\$29,037	\$29,418	\$29,806	\$30,202	\$30,606	\$31,018	\$31,439
Annual Customer Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Annual Program Savings	\$0	\$24,716	\$25,011	\$25,311	\$25,617	\$25,929	\$26,248	\$26,573	\$26,904	\$27,242	\$27,587	\$27,939	\$28,298	\$28,664	\$29,037	\$29,418	\$29,806	\$30,202	\$30,606	\$31,018	\$31,439
Less																					
Lease Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Measurement and Verification	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Support Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Proposed Annual Costs	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Annual Cash Flow	\$0	\$23,716	\$24,011	\$24,311	\$24,617	\$24,929	\$25,248	\$25,573	\$25,904	\$26,242	\$26,587	\$26,939	\$27,298	\$27,664	\$28,037	\$28,418	\$28,806	\$29,202	\$29,606	\$30,018	\$30,439
Cumulative Cash Flow	\$0	\$23,716	\$47,727	\$72,038	\$96,655	\$121,584	\$146,832	\$172,405	\$198,309	\$224,552	\$251,139	\$278,078	\$305,376	\$333,039	\$361,076	\$389,494	\$418,300	\$447,503	\$477,109	\$507,127	\$537,566
Cumulative Project Costs	\$0	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000	\$19,000	\$20,000
Cumulative Project Savings	\$0	\$24,716	\$49,727	\$75,038	\$100,655	\$126,584	\$162,832	\$179,405	\$206,308	\$233,552	\$261,139	\$289,078	\$317,376	\$346,039	\$375,076	\$404,494	\$434,300	\$464,503	\$495,109	\$526,127	\$557,566

Payment Schedule: Quarterly Payments at End of Period

Financial Summary	
Total Project Cost:	\$421,937
Incentives / Rebates:	\$0
Committed Capital Funding:	\$421,937
Financed Investment Cost:	\$0
Rate of Financing:	8.00%
Term of Financing:	20 Years
Total Savings Over Term:	\$557,566
Annual Utility Rate Increase:	1.00%
Annual Operational Savings Increase:	0.00%
Annual Cost of Capital Increase:	0.00%
Total Net Cash Flow:	\$135,629
Simple Payback:	17.87 Years

