

## **Conservation Is Key To This Luxury Apartment Complex**

*Energy Prices Are Up, But Lower Usage Saves \$42,397!*

**Los Angeles — June 2003** — The Promenade Towers in Los Angeles is a luxury apartment complex with 593 units. The people who live here expect the highest quality in their living conditions. This includes lots of hot water on demand, for showers, laundry, et cetera. To supply this, Promenade Towers has four systems with two boilers per system – a total of eight boilers. Prior to the installation of an Energy Recon System, the boilers maintained a constant high water temperature, regardless of demand. This keeps heaters on more than necessary. Gas heats the water, electricity runs the pumps and ongoing maintenance is needed. The management couldn't do anything about the rising price of energy, but they could take action to reduce energy usage. So they did. That was a good decision. According to Guy Caruso, head of the Energy Department's statistical agency, if this summer is hotter than normal, followed by an unusually cold winter, wholesale gas prices could soar to above \$9 a thousand cubic feet by the end of the year. ("Energy Sec Warns of Gas Crunch," The Associated Press, 6/26/2003.) This translates to about \$1.80 per therm for consumers, which is more than double the historical cost.

In the case of Promenade Towers, the price for gas has risen 19% from the baseline year. According to their gas utility bills, the average cost per therm was \$.58 for the base year of December 1999 through January 2000. For the period of May 2002 through April 2003, the average cost per therm was \$.69. However in that time, the usage of gas was down 27% because an Energy Recon System, including Pro-Temp controllers, was installed. Without the solution, gas costs alone would have been more than \$32,000 higher. In addition, they saved \$7,793 on electricity and \$2,400 on deferred maintenance. Their net savings, including the cost of the Energy Recon System, was \$39,277. Their savings will continue to accrue, and their investment will pay off into the future.

### **Energy Recon System Provides Big Benefits**

An Energy Recon System is a state-of-the-art Energy Management System (EMS) consisting of computerized digital hot water control from Pro-Temp Control, modems, sensors, control wiring and power sources for hot water boilers. Sensors and computer systems read water temperature and usage. They tell boiler and pump when each must work or can rest. Software

memorizes peaks and valleys of hot water usage to ensure ample hot water 24/7. Intelligent systems check for out-of-bounds temperatures, gas usage, and water leaks. One the main benefits on an Energy Recon System is the continual monitoring of system performance. By analyzing the output of the system, ETE can ensure that small problems don't get out of control. Other benefits include:

- Utility Savings: Gas savings of up to 40% and electrical savings up to 75%
- Lower Repair Bills: Due to reduced equipment run time
- Water Leak Detection: Hot water leaks will be monitored
- System Performance: Customer is notified if system is running improperly
- Reporting and Monitoring

### **Promenade Towers Reports**

#### Summary of Hot Water Budget Savings for Promenade Towers

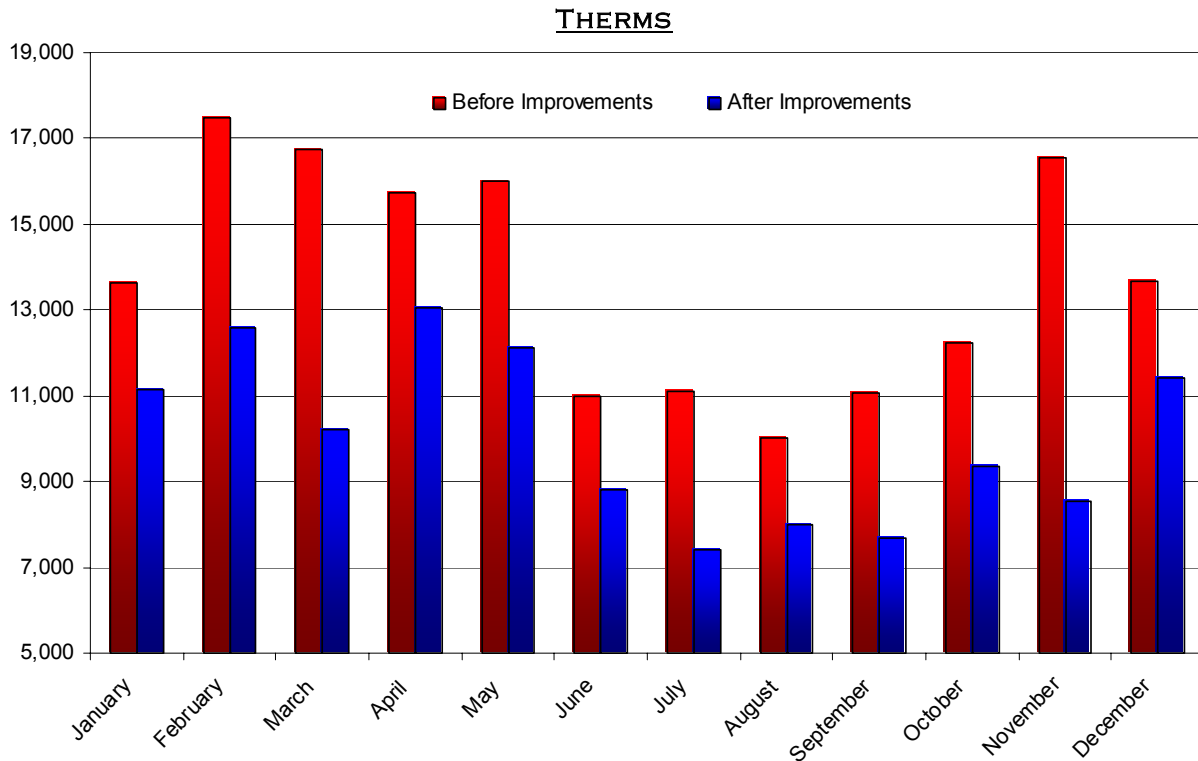
There are four boiler systems, with two boilers per system – a total of eight boilers. Gas, electricity and maintenance all contribute to overall cost and savings.

Gas Savings	
12 Months	\$32,204
Electrical Savings	
12 Months	\$7,793
Deferred Maintenance Savings	
12 Months	\$2,400
System Cost	<u>\$3,120</u>
Net Savings	<u>\$39,277</u>
<b>Average Yearly Savings</b>	<b>\$42,397</b>

## Gas Savings – All Systems.

The results are based on utility company information,

<u>Before Improvements</u>				<u>Last 12 Months</u>				<u>Savings</u>				
Month	Therms	Amount	Therm Cost	Month	Therms	Amount	Therm Cost	%	Therms	Amount	%	Dollars
02/04/00	13,635	\$8,372	\$0.61	Feb-03	11,134	\$8,450	\$0.76	18.34%	2,501	22.67%		\$1,898
03/09/99	17,490	\$9,454	\$0.54	Mar-03	12,602	\$10,254	\$0.81	27.95%	4,888	42.07%		\$3,977
04/07/99	16,732	\$8,662	\$0.52	Apr-03	10,203	\$9,707	\$0.95	39.02%	6,529	71.71%		\$6,212
05/06/99	15,715	\$7,943	\$0.51	May-02	13,039	\$8,397	\$0.64	17.03%	2,676	21.70%		\$1,723
06/07/99	16,021	\$9,304	\$0.58	Jun-02	12,131	\$7,714	\$0.64	24.28%	3,890	26.59%		\$2,474
07/07/99	10,984	\$6,320	\$0.58	Jul-02	8,821	\$5,088	\$0.58	19.69%	2,163	19.74%		\$1,248
08/05/99	11,107	\$6,868	\$0.62	Aug-02	7,430	\$4,635	\$0.62	33.11%	3,677	33.40%		\$2,294
09/03/99	10,014	\$6,257	\$0.62	Sep-02	8,007	\$4,857	\$0.61	20.04%	2,007	19.46%		\$1,217
10/05/99	11,073	\$7,119	\$0.64	Oct-02	7,682	\$4,648	\$0.61	30.62%	3,391	28.82%		\$2,052
11/03/99	12,235	\$7,611	\$0.62	Nov-02	9,352	\$5,856	\$0.63	23.56%	2,883	23.72%		\$1,805
12/06/99	16,554	\$10,294	\$0.62	Dec-02	8,539	\$6,154	\$0.72	48.42%	8,015	56.11%		\$5,776
01/05/00	13,655	\$7,916	\$0.58	Jan-02	11,428	\$7,840	\$0.69	16.31%	2,227	19.30%		\$1,528
<b>Totals</b>	<b>165,215</b>	<b>\$96,120</b>	<b>\$0.58</b>		<b>120,368</b>	<b>\$83,600</b>	<b>\$0.69</b>	<b>26.53%</b>	<b>44,847</b>	<b>32.11%</b>		<b>\$32,204</b>

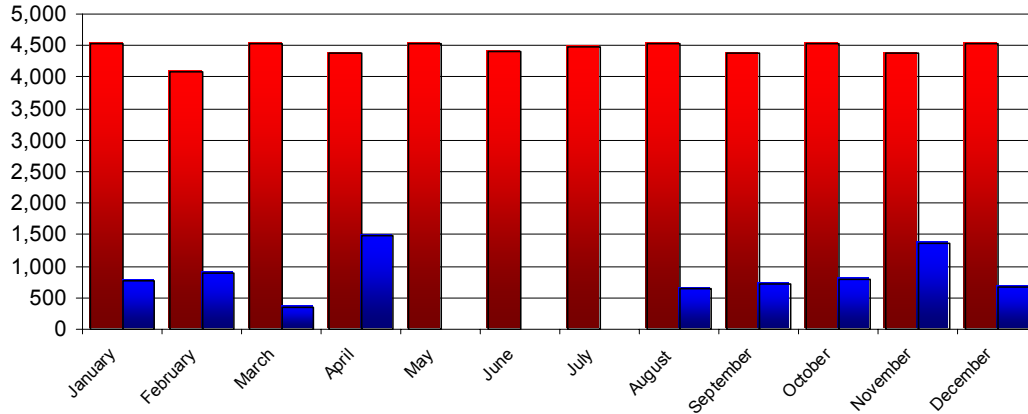


## Electrical Savings – All Buildings.

The electrical savings are calculated by using the run time totals on the controls and using a cost of \$.20 per kWh. The deferred boiler repairs are calculated at \$25.00 per month per boiler or one third of the \$75.00 recommended

<u>Before Improvements</u>				<u>After Improvements</u>				<u>Savings</u>			
Month	kWh	Amount	Rate	Month	kWh	Amount	Rate	%	kWh	Amount	Dollars
02/04/00	4,526	\$905.22	\$0.20	Jan 02	770	\$154.02	\$0.20	82.99%	3,756	82.99%	\$751.20
03/09/99	4,088	\$817.62	\$0.20	Feb 02	902	\$180.46	\$0.20	77.93%	3,186	77.93%	\$637.16
04/07/99	4,526	\$905.22	\$0.20	Mar 02	352	\$70.38	\$0.20	92.23%	4,174	92.23%	\$834.85
05/06/99	4,380	\$876.02	\$0.20	Apr 02	1,478	\$295.68	\$0.20	66.25%	2,902	66.25%	\$580.35
06/07/99	4,526	\$905.22	\$0.20	May 02							
07/07/99	4,418	\$883.53	\$0.20	Jun 02							
08/05/99	4,489	\$897.72	\$0.20	Jul 02							
09/03/99	4,526	\$905.22	\$0.20	Aug 02	637	\$127.46	\$0.20	85.92%	3,889	85.92%	\$777.77
10/05/99	4,380	\$876.02	\$0.20	Sep 02	721	\$144.29	\$0.20	83.53%	3,659	83.53%	\$731.74
11/03/99	4,526	\$905.22	\$0.20	Oct 02	784	\$156.80	\$0.20	82.68%	3,742	82.68%	\$748.43
12/06/99	4,380	\$876.02	\$0.20	Nov 02	1,367	\$273.38	\$0.20	68.79%	3,013	68.79%	\$602.65
01/05/00	4,526	\$905.22	\$0.20	Dec 02	673	\$134.70	\$0.20	85.12%	3,853	85.12%	\$770.53
<b>Totals</b>	<b>53,291</b>	<b>\$10,658.29</b>	<b>\$0.20</b>		<b>7,686</b>	<b>\$1,537.16</b>	<b>\$0.20</b>		<b>32,173</b>		<b>\$6,434.66</b>

KWH



### **About Pro-Temp**

For more than 10 years, Pro-Temp controllers have been saving money at thousands of locations. Hotels, universities, office buildings, military installations, apartments, dormitories, and nursing homes are some of the types of properties already online with Pro-Temp. These energy efficient controllers begin saving you money on the first day of operation by automatically matching hot water temperature to demand. The controller continuously monitors daily hot water usage patterns and tells your water heater precisely when to raise and lower temperatures. Now you can eliminate those long hours of wasted energy and costly stand-by heat loss. With the Pro-Temp on-line, your fuel bills will be slashed. Every Pro-Temp controller is backed by an outstanding one year warranty.

### **About Equity Thru Energy - ETE**

ETE's mission is to be the best in the world at Energy Management Services by utilizing state of the art technology along with the top technicians in their field. They provide the Energy Recon System, a state-of-the-art energy management program, which substantially reduces domestic hot water and heating costs for apartment, condominium, motel, hotel and high rise buildings by reducing natural gas, electric and repair costs. ETE – We Energize Your Bottom Line.

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### **For more information**

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