

## STATE OF NEW HAMPSHIRE

### Inter-Department Communication

**DATE:** March 6, 2020

**AT (OFFICE):** NHPUC

**FROM:** Kurt Demmer  
Utility Analyst — Electric Division

**SUBJECT:** DE 19-114, The Woods at RiverWoods Exeter;  
Master Metering Request Petition to Waive Puc 303.02;  
Master Metering Rule

**TO:** Commissioners  
Debra Howland, Executive Director

**CC:** Tom Frantz, Director, Electric Division  
Amanda Noonan, Director, Consumer Services and External Affairs  
Rich Chagnon, Asst. Director, Electric Division  
Mary Schwarzer, Staff Attorney

RC

### Summary

On June 24, 2019, RiverWoods at Exeter (RiverWoods), filed a request for a waiver of N.H. Code Admin R. Puc 303.02 (master metering rule), through its counsel, Hinkley, Allen & Snyder, LLP. RiverWoods sought permission to master meter each of four “interconnected buildings” that contain independent living units at The Woods campus (The Woods). The filing identified RiverWoods as a 501(c) 3 corporation that operates as a continuing care retirement community.

In its September and October data responses, RiverWoods described five buildings, one with an existing master meter and four buildings proposed to be master metered, to support the installation of a new generator. When asked to describe the “extensive renovation” at issue, RiverWoods stated that the new generator would provide heat and electricity during extensive power outages to 201 individual living units (ILUs) i.e. apartments, without related energy efficiencies or conservation. On November 22, 2019, Staff recommended that the request for waiver of the master metering rule be denied. See Staff Recommendation.

On November 25, 2020, RiverWoods filed a response to the Staff Recommendation, asserting that Staff misunderstood the physical plant at issue, the context of related energy efficiencies, and the need for an upgrade to the generator. In order to avoid further confusion, Staff made a site visit to The Woods. Thereafter, and in response to Staff questions, RiverWoods provided additional information in January and February 2020, summarized in the “Background” section below.

Based upon Staff's site visit and the new information provided by RiverWoods, Staff has a new understanding of the physical plant and the overall RiverWoods project. Staff has reconsidered its prior recommendation, and now recommends that the waiver be granted.

## **Background**

The Woods is a large facility – one building-- in Exeter, New Hampshire. Within The Woods community, the residential wings are known as the Crawford Building (Crawford), the Dixville Building (Dixville), the Franconia Building (Franconia), and the Pinkham Building (Pinkham). The central healthcare portion of the facility, known as the Monadnock Building (Monadnock), includes assisted living units (ALUs) and skilled nursing units (SNUs) for residents that require on-going healthcare. *See RiverWoods responses 1-9 (February 11, 2020) in Attachment 1.*

RiverWoods is at the end of an electric distribution line (circuit). RiverWoods stated that in October 2019, the Town of Exeter experienced a town-wide outage that resulted in RiverWoods losing power for more than six hours, and in the spring of 2017, it had multiple outages of more than two hours each. RiverWoods pays all electric bills for its residents; the residents do not see or review their bills. RiverWoods estimates that it would cost in excess of \$300,000 for a system that would allow RiverWoods to install master meters, and still continue to monitor usage at an individual ILU level.

The Woods' Monadnock wing is currently master metered. It has a generator that provides on-going heating, cooling, and electricity to the ALUs and SNUs in the event of a power failure. The existing Monadnock generator also serves all of The Wood's common areas, including dining halls and hallways to the remaining four wings. The remaining four wings, the Crawford, the Dixville, the Franconia, and the Pinkham have separate individual meters for each of the ILUs. Furthermore, these meters are electrically separate from the Monadnock electrical service and generator feed. Therefore, the generator cannot provide ILUs in the four other wings of the facility with heating, cooling, or electricity during a power outage. RiverWoods anticipates that, if the waiver is granted, and the existing generator is replaced with a larger unit, the new generator will be able to serve the entire load at the Woods, including the ILUs.

The generator upgrade plan for RiverWoods is part of an overall facility-wide energy efficiency and conservation plan. *See RiverWoods Response #7 in Attachment 1.*

## **Unitil**

Staff has contacted Unitil regarding the metering configuration proposed in the current waiver request. Unitil informed Staff that it takes no position on the waiver request.

## **Analysis**

The Master Metering Rule, N.H. Admin. R. Puc 303.02, provides as follows:

- (a) No utility shall install master metering in a building with multiple dwelling units. The energy in each dwelling unit in such a building shall be separately metered;
- (b) A utility shall only install master metering in commercial buildings and as consistent with the International Energy Conservation Code 2009 (Code) as adopted pursuant to RSA 155-A: 1, IV; and
- (c) Hotels, motels, dormitories, boarding houses and time-sharing interests in condominiums as defined in RSA 356-B:3 shall not be considered a dwelling unit within the meaning of Puc 303.02(a) above.

The Waiver of Rules, N.H. Admin R. Puc 201.05, provides as follows:

- (a) The commission shall waive the provisions of any of its rules, except where precluded by statute, upon request by an interested party, or its own motion, if the commission finds that:
  - (1) The waiver serves the public interest; and
  - (2) The waiver will not disrupt the orderly and efficient resolution of matters before the commission.
- (b) In determining the public interest, the commission shall waive a rule if:
  - (1) Compliance with the rule would be onerous or inapplicable given the circumstances of the affected person; or
  - (2) The purpose of the rule would be satisfied by an alternative method proposed.
- (c) Any interested party seeking a waiver shall make a request in writing, except as provided in (d) below.
- (d) The commission shall accept for consideration any waiver request made orally during a hearing or pre-hearing conference
- (e) A request for a waiver shall specify the basis for the waiver and proposed alternative, if any.

In the absence of the requested waiver, Unitil would be required to maintain individual electric meters for each of the 201 individual residential apartments, and RiverWoods could not install a single generator to provide heat and electricity to those units.

The purpose of the master metering rule is to incentivize energy conservation and efficiency. Here, that purpose will be met by the alternate method of making the building's envelope energy-efficient, and through the installation of a number of energy

efficient mechanical, lighting and power systems. RiverWoods Energy Efficiency Master Plan includes a list of significant reconstruction and high efficiency systems. During the 2018-2020 period, upgrades included, but were not limited to: a high efficiency boiler providing heat and hot water for the Dixville wing; a high efficiency chiller and cooling tower AC for the Dixville wing, a high efficiency HVAC rooftop unit for the main dining room; attic insulation for the Dixville wing, a TPO roof membrane; updated street lights to LED; the installation of high efficiency toilets and faucets in a portion of the ILUs; and upgrading solarium exterior doors and a portion of the ILU windows to Energy Star Thermo-Pan glass. These upgrades cost approximately 1.7 million dollars. *See* RiverWoods Response to Staff Question #7 in Attachment 1.

In addition, RiverWoods Energy Efficiency Master Plan includes work through 2024 estimated to cost at approximately \$1.5 Million, including but not limited to insulating additional attic space and upgrading the facility's entry doors. *See id.* (In calculating the prior total, Staff did not include the cost of the generator itself, as RiverWoods did not provide information to show that the generator increased the facility's energy efficiency. For the same reason, Staff excluded costs for exterior painting.)

Staff also considers the following: RiverWoods residents do not pay their own utility bills, and bills tend to be uniform in size and cost; RiverWoods estimates it would incur significantly higher costs were it to rewire each ILU to permit a large generator to provide heat and electricity during a power outage; and the facility's location at the end of an electric distribution line, the frequency and duration of power outages, and the impact of outages on elderly residents.

Consistent with Puc 201.05, and prior master metering waiver requests that were granted, Staff concludes that this waiver would serve the public interest by satisfying the purpose of the rule through an alternative method, i.e. the prior and on-going installation of a number of energy efficient mechanical, lighting, and heating and power systems, including but not limited to the energy efficiency upgrades described above. Allowing RiverWoods to employ a cost effective method to provide heat and electricity to elderly residents during a power failure, coupled with sizeable energy efficiency investments, will not disrupt the orderly and efficient resolution of matters before the Commission.

### **Staff Recommendation**

Based upon the new information and clarification provided by RiverWoods in January and February 2020, including the fact that: The Wood's five buildings are indeed one large enclosed building; RiverWoods has a long-term energy efficiency plan of which the generator upgrade is a part; absent a waiver elderly residents cannot access heat and electricity during periodic power failures; RiverWoods' location is at the end of a distribution line; and residents do not see or review their own electric bills, Staff recommends that the Commission grant the request for a waiver of the Master Metering Rule, Puc 303.02, for RiverWoods, The Woods, and that four master meters be installed to support the installation of a new generator.

This Staff recommendation reconsider's Staff's previous position based upon the supplemental information RiverWoods provided in January and February 2020.

If in the future, RiverWoods does not implement the enumerated elements of its Energy Efficiency Plan, or if The Woods facility is no longer operated as a 501(c)(3) continuing care community for the elderly, then this waiver should no longer be effective, and RiverWoods should be required to re-activate, or otherwise install the electric infrastructure necessary so that individual metering can occur in the ILUs. At the same time, RiverWoods should be required to promptly notify the Commission and Unitil of the changes in The Woods legal status, function, and electric infrastructure.



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**Christopher H.M. Carter**  
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Direct: (603) 545-6104

February 11, 2020

**Via Email and U.S. Mail**

*Mary.Schwarzer@puc.nh.gov*

Mary Schwarzer  
Staff Attorney / Hearings Examiner  
New Hampshire Public Utilities Commission  
21 S. Fruit Street, Suite 10  
Concord, NH 03301

**Re: DE 19-114 RiverWoods MMR Waiver Request**

Dear Mary:

As requested, I have attached to this letter – in a revised format and with some revisions – the information that RiverWoods first submitted on January 15, 2020, in answer to supplemental questions raised by PUC Staff at our meeting on January 6, 2020.

Thank you for your assistance in facilitating the Staff's review of RiverWoods' master metering waiver request. If you have additional questions, please do not hesitate to call me.

Sincerely,

Christopher H.M. Carter  
CHMC/smc

Cc: Client

**DE 19-114 RiverWoods MMR Waiver Request**  
**RiverWoods' Answers to PUC Staff Supplemental Questions**

Staff Question #1: Clarify that The Woods "buildings" are all part of one large facility, in that each named "building" references a wing of that facility or "campus," and each wing is connected to the others through interior hallways (for the residences' convenience).

RiverWoods' Answer to Question #1: This is correct. The Woods campus is a single large building, made up of five wings (Monadnock Lodge, Pinkham Village, Dixville Village, Crawford Village and Franconia Village). All the wings are interconnected by hallways, meaning that residents do not have to go outdoors to move throughout the building. Attached at Tab A is a floor plan depicting the interconnected design of the Woods campus (please note that the Monadnock Lodge is indicated on the plan as "The Lodge").

Staff Question #2: Clarify that RiverWoods plans to replace the existing generator and one master meter (for the Monadnock Healthcare wing) with 4 master meters in total, for all five wings, including the four ILU wings.

RiverWoods' Answer to Question #2: This is correct. The replacement generator will provide emergency power to 100 percent of the Woods campus, including each of the 201 ILUs which currently have no back up power. A separate master meter will service each of the following four areas: (1) the Monadnock Lodge healthcare center, the Dixville Village, and common areas (including dining areas, kitchen, lobby, and offices), (2) Pinkham Village, (3) Franconia Village, and (4) Crawford Village. Each of these four master meters will have a dedicated automatic transfer switch (ATS). Without the master meters, RiverWoods would have to install a separate ATS for each of the 200+ individual meters.



Staff Question #3: Summarize energy power-outages in the past several years -- averaging 2-4 hours in length and occurring approximately X times annually? Is The Woods facility at the end of a distribution line?

RiverWoods' Answer to Question #3: RiverWoods at Exeter, to include the Woods campus, is at the end of electrical distribution circuit. As Exeter residents are well aware, there have been many serious storms over the past decade, resulting in power outages of significant magnitude that affected RiverWoods. Although RiverWoods does not maintain written records of each outage, it is the facility's best recollection that recent outages have included (by way of example only) the following:

- In the early spring of 2017, RiverWoods had multiple outages of 2+ hours each.
- In or about October 2019, the Town of Exeter experienced a town-wide outage that resulted in RiverWoods losing power for more than 6 hours.
- In or about December 2008, a significant ice storm and below freezing temperatures produced an extensive outage during which RiverWoods lost power for a week.
- In or about February 2011 a massive nor'easter resulted in intense winds and extensive outages that affected RiverWoods.
- In or about October 2014, RiverWoods experienced multiple outages.
- On Thanksgiving Day in 2014, RiverWoods was affected by an extended power outages.

This is not an exhaustive list, and the incidents of severe storms and attendant outages are occurring with increasing frequency. For an elderly population (the average age of RiverWoods residents is 84), losing power is a stressful and dangerous occurrence for a host of reasons, many of which we have discussed with Staff.

Staff Question #4: Provide cost estimates for systems that would allow RiverWoods to install master meters and still monitor usage at an individual unit level.

RiverWoods' Answer to Question #4: A Leviton system capable of monitoring all 201 ILUs units would cost approximately \$200,000, without accounting for the cost of installation, wiring, labor, and other ancillary items. In addition, the purchase and installation of meters would cost approximately \$100,000. Apart from this significant expense, the installation of such systems would provide little benefit to RiverWoods, as it is not practical to have individuals routinely review data from over 200 data points. The current Leviton system, which monitors each wing, is more efficient, and more effective at detecting fluctuations in energy usage in the ILUs or common areas which can be quickly investigated by staff.

Staff Question #5: Provide costs estimates for systems or adjustments that would permit RiverWoods to supply ILUs with heat and hot water during power outages without installing a master meter(s) with the existing or upgraded generator.

RiverWoods' Answer to Question #5: It is estimated that installing systems capable of supplying each ILU with heat and hot water during power outages would cost a minimum of \$5,000 per ILU, and could result in enormous disruption to the community. This work would require the removal of common area ceilings throughout the entire Woods campus to access all the ILUs.

Staff Question #6: Provide a copy of the master spreadsheet showing the uniformity of ILU energy usage for multiple months.

RiverWoods' Answer to Question #6: Please see at Tab B a spreadsheet showing monthly electrical usage for each ILU in the Woods campus in 2019. As discussed, the usage is very consistent from unit to unit, and from month to month. The comparatively greater usage by a small number of units is attributable to factors such as the size of a unit, and a resident's need for particularized equipment. For example, a 92 year old resident of Pinkham Village installed – with RiverWoods' consent – specialized lighting which increased the monthly usage for her unit.

Staff Question #7: Provide details for the “Energy Improvement” list RiverWoods handed out, including dates and estimated costs for the energy efficiencies RiverWoods has completed to date on its Master Plan (2016 to the present.) Is the generator upgrade part of this plan?

RiverWoods’ Answer to Question #7: Please see at Tab C a list of past, ongoing and future energy improvements, and the approximate dates and costs of the same. The generator upgrade was developed as part of these improvements. The references to costs for “exterior sealing/caulking/paintings” concern costs associated with extensive sealing and caulking work that will improve energy efficiency for the buildings comprising the Woods campus. The painting work is part of this work.

Staff Question #8: Provide details about RiverWoods Master Plan's future energy efficiencies, including insulation in attic areas and window replacement.

RiverWoods' Answer to Question #8: Please see the attached list of energy improvements. As indicated, the installation of ILU windows with EnergyStar Thermo-pane began in 2016, and is being completed throughout the Woods campus on a systematic basis as individual ILUs are renovated. The window installation process will be completed 2022. The process of installing upgraded attic insulation began in 2019, with the Monadnock Lodge, and will be completed for all other buildings on the Woods campus by 2024.

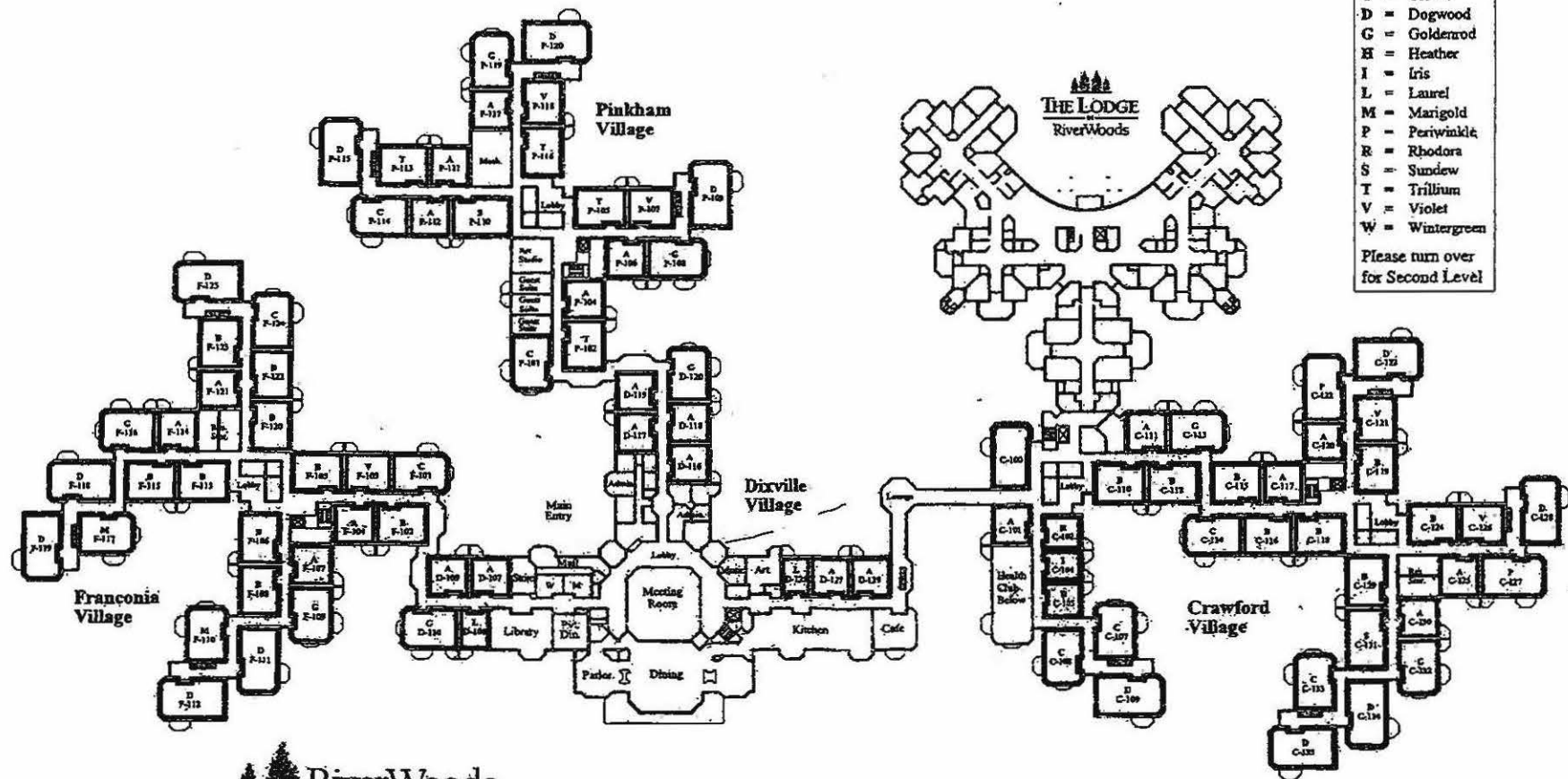
Staff Question #9: Re-confirm that the Leviton system measures usage “by wing,” however not by ILU.

RiverWoods’ Answer to Question #9: This is correct, the Leviton system measures usage “by wing,” not by each ILU. As noted, a material spike in energy usage in a particular ILU is reflected in data generated by the Leviton system, and is immediately investigated and addressed by RiverWoods staff.

# TAB A

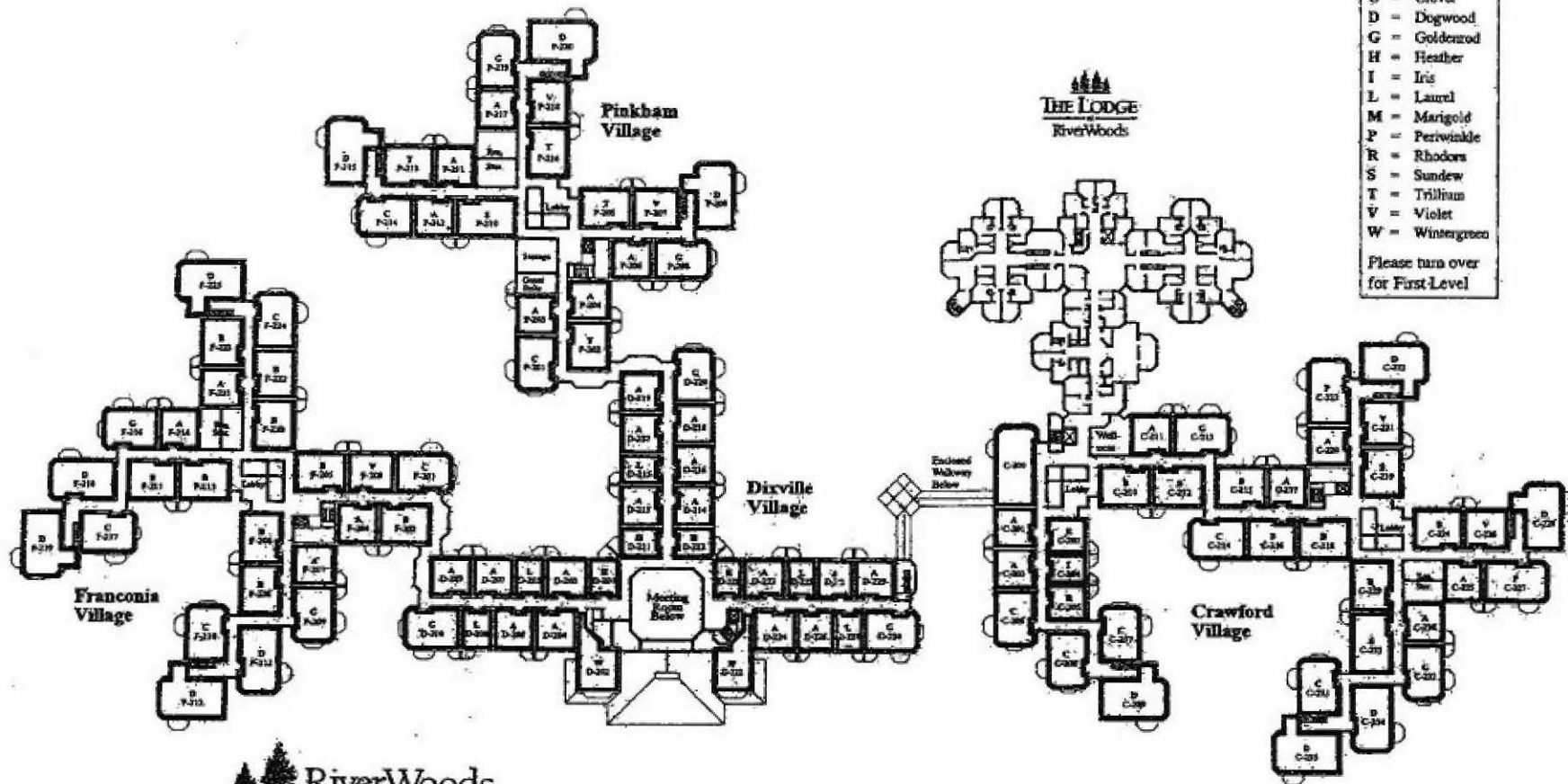


# First Level



 **RiverWoods**  
— AT EXETER —  
7 RiverWoods Drive • Exeter, NH 03833  
603-772-4700 or 1-800-688-9663

## Second Level



- A = Aster
  - B = Barberry
  - C = Clover
  - D = Dogwood
  - G = Goldenrod
  - H = Heather
  - I = Iris
  - L = Laurel
  - M = Marigold
  - P = Periwinkle
  - R = Rhodora
  - S = Sundew
  - T = Trillium
  - V = Violet
  - W = Wintergreen
- Please turn over  
for First Level

 **RiverWoods**  
— AT EXETER —  
7 RiverWoods Drive • Exeter, NH 03833  
603-772-4700 or 1-800-688-9663

# TAB B

Unit  
Accounts Payable Register  
2019

Account Number	Apartment Number	2019 January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing
2114635000	DIXVILLE Utility	\$21,098.21	\$19,256.21	\$19,057.09	\$18,825.22	\$22,374.46	\$22,255.13	\$30,884.67	\$27,904.22
2114316000	Pump Station	\$288.06	\$264.16	\$262.64	\$213.51	\$162.69	\$117.11	\$144.34	\$130.76
2112056000	FIRE A PUMP	\$52.38	\$52.39	\$39.26	\$194.73	\$52.52	\$39.49	\$226.15	\$49.23
2114314000	FLASHERS	\$41.87	\$41.59	\$41.59	\$41.59	\$41.87	\$41.40	\$41.38	\$41.44
2112055000	C100	\$60.52	\$58.75	\$54.75	\$52.02	\$54.94	\$29.32	\$29.31	\$30.47
2113973000	C101	\$49.40	\$45.27	\$44.17	\$45.83	\$43.31	\$36.18	\$40.40	\$38.91
2112086000	C102	\$35.59	\$32.70	\$31.98	\$32.70	\$34.41	\$30.11	\$32.01	\$29.28
2112087000	C104	\$55.43	\$32.70	\$30.15	\$25.60	\$27.46	\$29.91	\$26.60	\$25.69
2112088000	C105	\$45.79	\$38.71	\$36.35	\$36.54	\$43.31	\$31.79	\$34.72	\$32.32
2112089000	C107	\$36.85	\$39.82	\$36.54	\$22.14	\$32.92	\$28.38	\$34.99	\$41.66
2112090000	C108	\$50.69	\$45.64	\$44.17	\$46.38	\$47.68	\$37.75	\$40.97	\$39.77
2110041000	C109	\$65.79	\$60.58	\$53.47	\$66.61	\$80.80	\$59.57	\$76.37	\$72.81
2110042000	C110	\$66.36	\$61.49	\$56.58	\$54.91	\$58.77	\$49.58	\$53.76	\$49.99
2112091000	C111	\$41.07	\$37.80	\$38.91	\$39.62	\$42.38	\$34.29	\$39.26	\$36.33
2112092000	C112	\$84.56	\$71.88	\$60.58	\$56.75	\$53.49	\$45.35	\$43.39	\$43.92
2112093000	C113	\$51.25	\$55.11	\$50.37	\$53.11	\$51.32	\$31.18	\$30.86	\$27.44
2112094000	C114	\$52.17	\$49.66	\$51.30	\$49.83	\$49.11	\$46.60	\$47.36	\$47.50
2112095000	C115	\$78.74	\$78.98	\$77.55	\$72.06	\$73.34	\$63.29	\$67.41	\$62.02
2110043000	C116	\$76.37	\$78.61	\$87.01	\$69.16	\$79.71	\$55.83	\$30.57	\$47.10
2112096000	C117	\$46.52	\$44.36	\$43.64	\$40.00	\$40.39	\$35.08	\$28.88	\$25.27
2112097000	C118	\$50.69	\$46.01	\$46.38	\$49.66	\$51.15	\$42.11	\$46.50	\$44.91
2112098000	C119	\$50.15	\$42.36	\$43.27	\$41.26	\$43.13	\$36.51	\$36.70	\$36.75
2112099000	C120	\$56.54	\$43.64	\$46.55	\$47.30	\$40.21	\$34.16	\$34.56	\$35.17
2112100000	C121	\$53.42	\$43.46	\$40.37	\$40.90	\$39.85	\$36.18	\$39.55	\$36.03
2112101000	C122	\$51.25	\$46.38	\$43.09	\$45.46	\$47.85	\$37.90	\$41.82	\$39.35
2112102000	C123	\$57.99	\$54.20	\$46.20	\$52.02	\$55.52	\$42.75	\$42.67	\$39.07
2112103000	C124	\$22.13	\$23.58	\$23.58	\$23.77	\$37.10	\$36.03	\$36.70	\$35.33
2112104000	C125	\$46.70	\$42.19	\$39.25	\$38.91	\$40.21	\$35.85	\$38.83	\$33.16
2112105000	C126	\$88.18	\$67.69	\$71.14	\$76.98	\$77.92	\$60.97	\$64.42	\$60.15
2112106000	C127	\$21.95	\$18.50	\$26.88	\$23.77	\$28.75	\$39.44	\$31.45	\$29.28
2112107000	C128	\$59.82	\$54.75	\$51.13	\$50.37	\$49.86	\$45.35	\$48.92	\$44.36
2112108000	C129	\$43.40	\$48.93	\$47.10	\$61.49	\$73.52	\$51.59	\$42.82	\$39.77
2112110000	C130	\$34.67	\$25.42	\$35.62	\$34.16	\$32.74	\$31.18	\$31.30	\$27.70
2112109000	C131	\$58.71	\$53.66	\$51.30	\$51.65	\$53.49	\$45.35	\$46.50	\$45.37
2112111000	C132	\$52.34	\$44.55	\$43.46	\$46.38	\$46.22	\$39.92	\$45.94	\$38.49
2112112000	C133	\$71.47	\$68.77	\$60.40	\$59.68	\$64.09	\$54.12	\$56.04	\$47.82
2110044000	C134	\$44.14	\$45.09	\$41.44	\$43.09	\$44.41	\$37.90	\$42.24	\$39.48
2112113000	C135	\$43.96	\$42.36	\$40.00	\$39.46	\$39.85	\$32.76	\$35.70	\$33.75
2110045000	C200	\$51.44	\$74.08	\$70.62	\$70.80	\$64.26	\$50.53	\$33.13	\$32.46
2112114000	C201	\$71.10	\$66.25	\$64.04	\$65.51	\$67.88	\$56.78	\$60.58	\$55.85
2112115000	C202	\$33.93	\$31.43	\$30.71	\$29.06	\$31.66	\$26.31	\$27.01	\$26.27
2112116000	C203	\$28.49	\$26.88	\$26.88	\$44.17	\$55.52	\$47.42	\$49.79	\$47.10
2112117000	C204	\$63.61	\$59.12	\$57.66	\$59.51	\$67.35	\$52.85	\$56.18	\$52.99
2112119000	C205	\$41.98	\$35.80	\$30.89	\$29.42	\$27.64	\$31.52	\$35.14	\$17.37

Unit  
Accounts Payable Register  
2019

Account Number	Apartment Number	2019							
		January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing
2112118000	C206	\$92.38	\$96.12	\$67.33	\$65.86	\$67.52	\$50.85	\$53.48	\$51.84
2112120000	C207	\$41.61	\$69.16	\$27.41	\$28.15	\$29.27	\$26.80	\$28.17	\$28.71
2112121000	C208	\$20.66	\$22.33	\$23.96	\$39.46	\$41.87	\$31.79	\$36.83	\$35.74
2112122000	C209	\$54.16	\$48.18	\$46.55	\$51.65	\$47.49	\$38.03	\$44.37	\$44.79
2112123000	C210	\$96.38	\$85.00	\$80.80	\$75.17	\$88.65	\$67.35	\$74.67	\$66.61
2112124000	C211	\$35.78	\$33.98	\$33.43	\$34.34	\$35.30	\$30.86	\$31.16	\$29.86
2112125000	C212	\$41.07	\$33.07	\$35.62	\$34.51	\$34.73	\$32.91	\$35.26	\$33.02
2110046000	C213	\$22.68	\$20.85	\$18.50	\$22.50	\$28.92	\$27.78	\$55.02	\$31.60
2112126000	C214	\$52.17	\$52.02	\$49.29	\$47.10	\$42.22	\$36.18	\$39.96	\$37.63
2112127000	C215	\$71.82	\$63.51	\$60.95	\$61.13	\$63.88	\$54.40	\$55.90	\$51.72
2112128000	C216	\$19.59	\$20.85	\$25.05	\$35.08	\$38.02	\$33.84	\$35.14	\$31.60
211047000	C217	\$32.69	\$38.54	\$35.44	\$34.34	\$35.10	\$30.11	\$31.02	\$29.86
2110048000	C218	\$56.71	\$53.30	\$48.56	\$47.99	\$48.02	\$41.36	\$48.23	\$43.08
2112129000	C219	\$42.33	\$36.72	\$36.35	\$36.35	\$39.67	\$30.41	\$36.70	\$34.61
2112130000	C220	\$45.06	\$39.62	\$38.35	\$40.53	\$43.13	\$35.38	\$37.85	\$35.74
2112131000	C221	\$38.86	\$36.88	\$37.07	\$37.63	\$38.02	\$33.37	\$36.28	\$33.59
2112132000	C222	\$60.15	\$56.04	\$58.93	\$57.84	\$59.87	\$46.33	\$50.35	\$46.51
2112133000	C223	\$30.87	\$22.67	\$22.50	\$22.50	\$42.94	\$48.18	\$57.88	\$54.00
2112134000	C224	\$39.96	\$34.88	\$39.08	\$40.72	\$43.31	\$35.73	\$38.83	\$34.17
2110049000	C225	\$56.15	\$46.73	\$44.36	\$47.82	\$56.23	\$44.43	\$50.08	\$41.07
2112135000	C226	\$42.16	\$40.37	\$48.93	\$43.64	\$37.28	\$27.78	\$23.61	\$21.40
2112136000	C227	\$49.97	\$43.09	\$37.80	\$40.72	\$40.56	\$36.03	\$35.84	\$32.32
2112137000	C228	\$58.36	\$64.96	\$43.64	\$42.72	\$46.22	\$35.38	\$43.94	\$62.88
2112138000	C229	\$54.69	\$48.38	\$48.38	\$48.75	\$32.92	\$40.54	\$54.19	\$50.97
2112139000	C230	\$50.69	\$40.18	\$37.99	\$39.82	\$41.12	\$34.76	\$36.70	\$36.33
2110050000	C231	\$44.70	\$30.15	\$25.78	\$25.24	\$28.38	\$35.85	\$44.52	\$46.66
2112140000	C232	\$75.09	\$56.58	\$58.75	\$52.57	\$58.77	\$49.40	\$53.35	\$47.37
2112141000	C233	\$63.09	\$60.40	\$53.66	\$44.36	\$49.11	\$43.03	\$41.52	\$38.20
2112142000	C234	\$71.62	\$67.33	\$65.33	\$57.66	\$53.86	\$46.15	\$51.78	\$47.68
2112143000	C235	\$59.82	\$52.19	\$49.83	\$50.20	\$54.04	\$50.53	\$58.30	\$55.57
2110051000	D107	\$39.42	\$36.88	\$34.16	\$37.24	\$36.92	\$33.04	\$32.57	\$30.75
2112144000	D108	\$34.50	\$31.62	\$32.34	\$32.53	\$33.85	\$29.91	\$30.16	\$30.01
2110028000	D109	\$48.88	\$42.91	\$42.00	\$33.98	\$27.28	\$22.29	\$22.33	\$30.61
2112005000	D110	\$57.62	\$51.65	\$51.46	\$52.57	\$32.92	\$29.63	\$56.59	\$55.14
2112006000	D116	\$39.77	\$35.08	\$36.54	\$37.99	\$36.21	\$31.79	\$32.01	\$30.61
2112007000	D117	\$93.83	\$82.25	\$82.82	\$76.98	\$85.91	\$68.28	\$72.53	\$67.51
2112057000	D118	\$51.07	\$47.10	\$45.09	\$38.91	\$36.38	\$32.91	\$34.14	\$33.16
2112058000	D119	\$53.06	\$50.57	\$49.83	\$50.93	\$52.41	\$43.94	\$36.56	\$39.91
2110040000	D120	\$59.45	\$47.65	\$36.88	\$47.30	\$56.04	\$43.94	\$46.23	\$44.23
2112059000	D125	\$43.40	\$40.18	\$39.25	\$38.91	\$41.67	\$36.18	\$38.83	\$36.90
2112060000	D127	\$43.96	\$39.62	\$39.46	\$41.26	\$43.84	\$38.51	\$43.10	\$40.92
2112076000	D129	\$69.25	\$61.87	\$62.76	\$63.32	\$67.16	\$54.73	\$58.47	\$52.68
2110038000	D201	\$56.34	\$61.49	\$61.49	\$57.49	\$58.77	\$30.72	\$19.63	\$20.11
2112077000	D202	\$57.45	\$51.30	\$50.20	\$53.11	\$49.68	\$40.70	\$51.63	\$47.37

Unit#  
Accounts Payable Register  
2019

Account Number	Apartment Number	2019 January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing
2112061000	D203	\$45.97	\$42.19	\$42.36	\$44.91	\$54.04	\$41.64	\$45.65	\$44.79
2112062000	D204	\$21.22	\$25.78	\$30.51	\$31.24	\$30.93	\$27.78	\$30.57	\$28.99
2112063000	D205	\$40.14	\$32.15	\$32.70	\$31.98	\$35.30	\$32.91	\$38.68	\$41.07
2112064000	D206	\$21.40	\$26.32	\$33.80	\$35.80	\$36.03	\$44.43	\$39.26	\$35.60
2110036000	D207	\$47.42	\$40.00	\$40.72	\$44.17	\$47.85	\$34.63	\$28.01	\$29.13
2112065000	D208	\$38.14	\$36.72	\$29.06	\$35.44	\$40.93	\$36.03	\$40.11	\$38.91
2112008000	D209	\$65.98	\$59.12	\$48.56	\$46.01	\$44.95	\$35.85	\$39.84	\$38.91
2112009000	D210	\$51.25	\$47.65	\$43.82	\$44.73	\$47.85	\$42.42	\$49.07	\$46.07
2112010000	D211	\$36.69	\$33.07	\$32.70	\$33.61	\$33.66	\$31.18	\$34.72	\$30.75
2112011000	D212	\$33.22	\$30.51	\$29.42	\$28.51	\$30.93	\$27.28	\$29.46	\$27.44
2112066000	D213	\$39.77	\$36.35	\$35.44	\$43.09	\$48.94	\$36.32	\$40.54	\$37.63
2112067000	D214	\$69.08	\$62.96	\$64.04	\$61.31	\$56.04	\$44.43	\$42.67	\$39.91
2112068000	D215	\$37.96	\$35.44	\$34.34	\$35.08	\$38.21	\$40.21	\$43.66	\$41.66
2112069000	D216	\$57.62	\$53.11	\$50.01	\$46.73	\$48.60	\$40.35	\$41.82	\$39.35
2112070000	D217	\$88.01	\$89.18	\$83.56	\$74.78	\$95.01	\$80.77	\$84.76	\$78.99
2112071000	D218	\$50.33	\$47.10	\$44.73	\$48.75	\$51.68	\$41.36	\$46.78	\$43.92
2112072000	D219	\$40.51	\$36.18	\$34.71	\$33.80	\$36.76	\$33.23	\$36.12	\$35.03
2112073000	D220	\$42.89	\$36.54	\$34.88	\$34.88	\$37.66	\$31.96	\$33.00	\$31.73
2112074000	D221	\$65.79	\$56.94	\$57.13	\$63.14	\$65.70	\$53.34	\$60.86	\$42.36
2110037000	D222	\$35.41	\$33.98	\$33.80	\$33.80	\$37.48	\$36.51	\$42.40	\$40.50
2112075000	D223	\$36.31	\$34.34	\$33.07	\$29.42	\$29.63	\$21.09	\$24.89	\$28.00
2112082000	D224	\$91.84	\$97.58	\$84.63	\$53.47	\$41.67	\$31.33	\$54.19	\$44.50
2112078000	D225	\$40.88	\$37.63	\$36.88	\$37.24	\$37.28	\$39.15	\$41.52	\$39.64
2112079000	D226	\$49.97	\$46.01	\$46.01	\$49.66	\$49.86	\$43.22	\$44.37	\$41.07
2110039000	D227	\$38.32	\$34.34	\$33.98	\$33.26	\$33.85	\$28.99	\$31.30	\$29.56
2112080000	D228	\$42.16	\$38.91	\$30.32	\$23.40	\$29.10	\$28.38	\$26.18	\$24.70
2112081000	D229	\$53.42	\$50.75	\$46.01	\$45.09	\$46.41	\$40.70	\$44.37	\$39.64
2112083000	D230	\$36.85	\$37.80	\$34.71	\$34.71	\$35.67	\$31.96	\$34.99	\$32.46
2112084000	F101	\$84.56	\$85.55	\$85.00	\$84.83	\$87.36	\$47.42	\$53.20	\$47.22
2112085000	F102	\$44.32	\$38.35	\$38.54	\$36.72	\$40.21	\$34.45	\$34.42	\$33.02
2110029000	F103	\$51.61	\$46.38	\$43.82	\$43.46	\$45.85	\$42.27	\$44.80	\$43.92
2112012000	F104	\$23.56	\$21.95	\$28.33	\$52.57	\$72.97	\$53.93	\$55.90	\$54.99
2112013000	F105	\$39.42	\$37.24	\$34.71	\$35.99	\$36.76	\$31.65	\$35.26	\$32.32
2112014000	F106	\$37.77	\$34.88	\$34.34	\$42.00	\$36.76	\$31.96	\$33.28	\$31.45
2112015000	F107	\$41.07	\$37.99	\$37.07	\$37.80	\$40.39	\$33.71	\$35.99	\$38.20
2110030000	F108	\$21.77	\$22.14	\$37.46	\$66.61	\$62.78	\$45.35	\$36.83	\$41.66
2112016000	F109	\$42.33	\$37.46	\$37.63	\$39.25	\$46.22	\$39.44	\$43.25	\$38.20
2112017000	F110	\$46.15	\$40.00	\$38.71	\$38.35	\$40.39	\$35.22	\$34.72	\$35.03
2112018000	F111	\$60.52	\$51.30	\$52.75	\$55.11	\$49.50	\$47.86	\$49.21	\$39.07
2112019000	F112	\$53.26	\$56.75	\$51.46	\$53.47	\$56.04	\$44.89	\$43.78	\$41.07
2112020000	F113	\$68.90	\$50.57	\$49.83	\$49.66	\$51.86	\$43.94	\$81.64	\$68.79
2112021000	F114	\$51.25	\$29.42	\$20.31	\$20.85	\$29.63	\$32.59	\$42.40	\$39.21
2112022000	F115	\$54.50	\$47.30	\$47.10	\$49.11	\$50.78	\$45.35	\$46.36	\$45.23
2112023000	F116	\$59.98	\$57.13	\$55.11	\$56.94	\$56.40	\$50.98	\$50.63	\$43.79

Unifill

Accounts Payable Register  
2019

Account Number	Apartment Number	2019							
		January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing
2110031000	F117	\$39.59	\$36.72	\$34.71	\$35.62	\$38.02	\$32.91	\$35.84	\$35.74
2110032000	F118	\$76.55	\$63.87	\$61.68	\$61.49	\$62.07	\$55.38	\$63.01	\$57.72
2112024000	F119	\$51.44	\$45.64	\$44.73	\$44.73	\$48.60	\$39.63	\$45.51	\$43.22
2112025000	F120	\$32.88	\$30.89	\$30.15	\$29.62	\$31.66	\$28.04	\$30.02	\$28.99
2112026000	F121	\$39.05	\$37.63	\$35.26	\$35.26	\$37.10	\$34.29	\$30.73	\$32.61
2112027000	F122	\$72.91	\$67.69	\$62.40	\$63.87	\$66.96	\$47.42	\$53.07	\$53.57
2112028000	F123	\$50.69	\$41.62	\$40.90	\$42.91	\$44.75	\$38.37	\$38.11	\$35.89
2112029000	F124	\$23.56	\$20.85	\$21.21	\$24.68	\$34.58	\$34.45	\$43.10	\$39.77
2112030000	F125	\$51.07	\$42.19	\$42.72	\$44.91	\$46.41	\$37.90	\$41.68	\$41.36
2110033000	F201	\$69.61	\$58.75	\$58.93	\$57.30	\$64.96	\$59.90	\$70.11	\$66.35
2112031000	F202	\$46.88	\$44.01	\$43.64	\$43.64	\$46.96	\$39.63	\$45.08	\$39.48
2112032000	F203	\$94.93	\$81.55	\$80.45	\$72.42	\$76.26	\$54.59	\$54.90	\$53.57
2110034000	F204	\$45.25	\$24.50	\$24.32	\$54.75	\$72.43	\$43.94	\$39.55	\$41.36
2112033000	F205	\$38.86	\$34.88	\$35.99	\$36.18	\$37.84	\$32.91	\$36.12	\$34.17
2112034000	F206	\$50.33	\$47.82	\$31.43	\$49.11	\$48.94	\$37.90	\$35.14	\$46.51
2112035000	F207	\$43.77	\$40.72	\$41.83	\$40.53	\$40.93	\$38.96	\$44.23	\$38.20
2110035000	F208	\$54.69	\$49.29	\$47.99	\$47.99	\$51.50	\$42.27	\$47.36	\$55.43
2112036000	F209	\$45.79	\$42.19	\$40.90	\$41.44	\$42.77	\$38.96	\$41.68	\$40.07
2112037000	F210	\$90.75	\$72.06	\$70.25	\$66.25	\$80.26	\$66.74	\$69.55	\$67.35
2112038000	F211	\$76.72	\$82.25	\$65.51	\$64.58	\$85.36	\$73.13	\$81.76	\$74.39
2112039000	F212	\$66.36	\$50.93	\$49.46	\$50.57	\$51.86	\$46.60	\$50.35	\$47.37
2112040000	F213	\$70.16	\$61.49	\$56.04	\$58.41	\$63.33	\$54.26	\$62.00	\$56.29
2112041000	F214	\$37.96	\$34.71	\$31.78	\$30.51	\$33.29	\$28.85	\$30.44	\$28.13
2112042000	F215	\$50.15	\$45.83	\$41.62	\$41.62	\$39.29	\$31.33	\$34.14	\$31.73
2112043000	F216	\$57.27	\$62.05	\$66.97	\$37.80	\$39.67	\$38.82	\$41.24	\$40.22
2112044000	F217	\$46.15	\$43.64	\$42.00	\$43.64	\$45.66	\$42.42	\$50.35	\$49.10
2112045000	F218	\$42.71	\$37.63	\$42.19	\$40.18	\$39.67	\$35.38	\$37.85	\$42.65
2112046000	F219	\$62.35	\$56.39	\$54.20	\$56.39	\$60.80	\$48.66	\$54.62	\$52.68
2112047000	F220	\$39.05	\$35.26	\$33.43	\$33.98	\$38.21	\$31.65	\$38.11	\$34.03
2112048000	F221	\$50.52	\$44.91	\$40.90	\$44.17	\$47.68	\$40.54	\$43.25	\$38.91
2112049000	F222	\$38.86	\$39.62	\$37.80	\$24.15	\$24.92	\$22.93	\$33.71	\$37.50
2112050000	F223	\$59.45	\$52.19	\$58.93	\$60.22	\$76.43	\$58.17	\$55.32	\$56.86
2112051000	F224	\$49.40	\$43.27	\$45.27	\$43.82	\$42.04	\$35.73	\$41.52	\$43.79
2112052000	F225	\$89.46	\$80.10	\$72.80	\$68.05	\$71.72	\$62.97	\$65.29	\$61.73
2112053000	Pink Utility	\$190.79	\$197.86	\$145.23	\$145.23	\$1,177.76	\$1,235.96	\$1,844.31	\$1,706.08
2112054000	P101	\$50.88	\$45.27	\$41.08	\$59.31	\$68.07	\$33.23	\$39.13	\$33.88
2112145000	P102	\$54.69	\$48.75	\$46.01	\$47.10	\$44.21	\$43.81	\$48.23	\$41.07
2112146000	P104	\$35.41	\$33.43	\$29.96	\$32.34	\$31.84	\$22.61	\$22.75	\$22.41
2112147000	P106	\$47.79	\$44.36	\$46.92	\$47.10	\$48.60	\$35.73	\$40.25	\$36.47
2112148000	P107	\$55.05	\$50.93	\$47.65	\$45.09	\$50.04	\$45.86	\$46.36	\$46.97
2112149000	P108	\$44.70	\$42.19	\$43.46	\$41.83	\$40.03	\$32.44	\$31.30	\$29.56
2112150000	P109	\$62.35	\$56.75	\$55.68	\$54.57	\$59.32	\$51.77	\$70.26	\$55.57
2112151000	P110	\$42.52	\$42.54	\$40.00	\$40.00	\$41.49	\$36.97	\$33.42	\$31.73
2112152000	P111	\$126.41	\$114.18	\$99.59	\$102.50	\$82.82	\$67.35	\$63.86	\$60.89



Unit

Accounts Payable Register  
2019

Account Number	Apartment Number	2019							
		January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing
2112153000	P112	\$54.86	\$39.25	\$42.91	\$44.73	\$47.68	\$36.83	\$25.75	\$30.75
2112154000	P113	\$73.46	\$66.04	\$63.87	\$68.05	\$74.45	\$57.06	\$59.16	\$55.43
2112155000	P114	\$25.22	\$33.61	\$39.46	\$37.63	\$40.21	\$36.65	\$38.39	\$34.45
2110052000	P115	\$52.34	\$46.38	\$44.91	\$44.01	\$46.59	\$39.44	\$43.10	\$39.21
2112156000	P116	\$113.30	\$60.04	\$40.72	\$40.18	\$42.77	\$31.96	\$40.25	\$35.17
2112157000	P117	\$43.40	\$46.38	\$45.46	\$44.91	\$46.22	\$38.51	\$24.74	\$25.98
2112158000	P118	\$29.03	\$24.68	\$24.87	\$25.05	\$27.64	\$33.84	\$39.26	\$32.61
2112159000	P119	\$38.32	\$34.88	\$33.61	\$33.80	\$41.67	\$38.03	\$39.26	\$35.89
2110053000	P120	\$46.15	\$43.09	\$40.72	\$42.54	\$44.95	\$38.82	\$40.97	\$40.92
2112160000	P121	\$63.79	\$53.66	\$53.11	\$50.57	\$54.59	\$46.15	\$53.76	\$49.99
2112161000	P201	\$108.56	\$86.29	\$79.72	\$45.83	\$54.04	\$51.14	\$48.92	\$42.65
2112162000	P202	\$45.97	\$40.37	\$38.91	\$39.08	\$40.56	\$33.84	\$36.83	\$34.45
2112163000	P203	\$47.04	\$42.72	\$40.53	\$40.00	\$43.31	\$35.56	\$41.82	\$41.81
2112164000	P204	\$46.88	\$48.38	\$39.08	\$35.44	\$32.03	\$27.91	\$32.57	\$31.31
2112165000	P206	\$23.56	\$22.67	\$22.67	\$24.68	\$46.78	\$37.28	\$37.85	\$35.89
2110054000	P207	\$42.89	\$41.08	\$40.18	\$26.70	\$23.10	\$34.76	\$30.44	\$27.28
2112166000	P208	\$49.06	\$44.01	\$40.18	\$35.80	\$36.92	\$31.65	\$35.99	\$34.45
2112167000	P209	\$62.72	\$50.37	\$52.38	\$62.22	\$63.15	\$53.79	\$58.60	\$52.39
2110055000	P210	\$62.90	\$57.13	\$52.02	\$51.13	\$55.52	\$48.00	\$51.78	\$48.81
2110056000	P211	\$59.64	\$54.75	\$55.30	\$56.39	\$59.50	\$57.06	\$56.89	\$49.84
2112168000	P212	\$23.95	\$22.86	\$22.67	\$22.67	\$28.38	\$28.71	\$34.01	\$32.03
2112169000	P213	\$38.67	\$33.98	\$34.34	\$33.80	\$28.01	\$24.67	\$30.16	\$33.59
2112170000	P214	\$51.07	\$44.36	\$43.09	\$39.08	\$45.85	\$36.03	\$40.40	\$36.33
2112171000	P215	\$28.14	\$34.71	\$33.80	\$24.50	\$37.84	\$31.65	\$30.02	\$27.57
2112172000	P216	\$71.62	\$68.77	\$61.13	\$61.68	\$61.70	\$32.12	\$31.87	\$32.87
2110057000	P217	\$54.50	\$52.02	\$48.93	\$47.30	\$50.40	\$42.56	\$49.63	\$45.80
2112173000	P218	\$44.53	\$39.46	\$40.37	\$41.26	\$42.22	\$34.16	\$38.68	\$35.89
2110058000	P219	\$49.97	\$48.75	\$44.01	\$43.82	\$60.04	\$53.01	\$53.61	\$42.23
2112174000	P220	\$35.78	\$32.34	\$30.32	\$31.98	\$33.11	\$28.23	\$33.00	\$31.03
2112175000	P221	\$41.98	\$42.72	\$42.72	\$41.83	\$45.31	\$41.97	\$49.79	\$42.93
2112176000									
2112177000	woods	\$21,098.21	\$19,256.21	\$19,057.09	\$18,825.22	\$22,374.46	\$22,255.13	\$30,884.67	\$27,904.22
2114338000	woods small meters	\$10,941.32	\$10,007.76	\$9,532.90	\$9,669.99	\$11,033.63	\$9,501.01	\$10,912.50	\$10,101.33
2114339000									
2114340000									
2114341000									
2114342000									
2114343000									
2114349000									
2114364000									
2114365000									
2114366000									
2114367000									
2114368000									



Unit#

Accounts Payable Register

2019

Account Number	Apartment Number	2019								
		January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing	
2114527000										
2114528000										
2114529000										
2114530000										
2114531000										
2114532000										
2114533000										
2114534000										
2114535000										
2114536000										
2114537000										
2114538000										
2114539000										
2114540000										
2114541000										
2114542000										
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2114544000										
2114545000										
2114546000										
2114547000										
2114548000										
2114549000										
2114552000										
2114553000										
2114555000										
2114556000										
2114550000										

TOTAL

Exclude Pink/Wds/Rdg/Bldrs/CC  
Pinkham House

Boulders total

Boulders Cottages  
Maint/Pump/13Sandstone G/S

2019  
 Accounts Payable Register

Account Number	Apartment Number	2019 January Billing	February Billing	March Billing	April Billing	May Billing	June Billing	July Billing	August Billing
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# TAB C

## **RWE Energy Improvements 2016-2024**

### 2016

- Pinkham boiler room -- upgrade chiller and rooftop cooling tower (\$750,000)
- Begin systematic replacement of ILU windows with EnergyStar Thermo-pane, as units go into renovation. Multi-year project with estimated completion 2022 (\$15,000)
- Begin replacement of resident solarium exterior doors with EnergyStar Thermo-pane. Multi-year project. (\$5,000)
- New common area upgrades, including installation of high efficiency lighting and high efficiency faucets and toilets (\$45,000)
- Begin systematic installation of high efficiency toilets and faucets in ILUs as units go into renovation. Multi-year project with estimated completion 2026 (\$5,000)
- Install DDC high-performance HVAC BIM/Smart programming for all HVAC systems (\$25,000)

### 2017

- Begin replacement of all flat roofing with reflective TPO membrane, and upgrade all flat roofing rigid insulation (\$175,000)
- Begin planning of electrical systems upgrade to be implemented between 2017-2019
- Install high efficiency lighting in common areas (\$30,000)
- Continue replacement of resident solarium exterior doors with EnergyStar Thermo-pane (\$5,000)
- Begin exterior sealing/caulking/painting project for all villages, starting with Dixville and Crawford. Multi-year project with estimated completion 2020. (\$200,000)
- Continue replacement of ILU windows with EnergyStar Thermo-pane (\$20,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)

### 2018

- Complete replacement of all flat roofing with reflective TPO membrane and upgrade all flat roofing rigid insulation (\$175,000)
- Continue replacement of resident solarium exterior doors with EnergyStar Thermo-pane (\$10,000)
- Continue planning of electrical systems upgrade:
  - Common area panel upgrades 2019 -2020

## **RWE Energy Improvements 2016-2024**

- Residential electrical panel upgrades (conducted as units go into renovation)
- Main generator replacement 2019
- Continue exterior sealing/caulking/painting – Crawford Village to Monadnock Lodge (\$200,000)
- Dixville – install ultra-high efficiency boilers for heat and hot water (\$263,000)
- Dixville – install ultra-high efficiency chiller and cooling tower A/C (\$804,000)
- Upgrade all streetlights to LED (\$51,000)
- Continue replacement of ILU windows with EnergyStar Thermo-pane (\$15,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)

### **2019**

- Continue exterior sealing/caulking/painting – Monadnock Lodge to Pinkham (\$216,000)
- Continue replacement of ILU windows with EnergyStar Thermo-pane (\$22,500)
- Continue replacement of residential solarium exterior doors with EnergyStar Thermo-pane (\$12,000)
- Begin implementation of electrical systems upgrades:
  - Common area panel upgrades (\$75,000)
  - Residential electrical panel upgrades when units go into renovation (\$5000.00)
  - Main generator replacement (\$1.5M)
- Begin upgrade of attic insulation, starting with Monadnock Lodge. Multi-year project with estimate completion 2024.
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)
- Installation of Leviton energy monitoring system
- Begin systematic monitoring of gas/water/electricity usage

### **2020**

- Continue exterior sealing/caulking/painting – Pinkham to Franconia (\$215,000)
- Continue replacement of ILU windows with EnergyStar Thermo-pane (\$22,500)
- Continue upgrade of attic insulation – Dixville (\$150,000)

## **RWE Energy Improvements 2016-2024**

- Continue replacement of residential solarium exterior doors with EnergyStar Thermo-pane (\$12,000)
- Continue electrical systems upgrades
  - Common area panel upgrades (\$150,000)
  - Residential electrical panel upgrades (\$5000.00)
- Install ultra-high efficiency HVAC rooftop unit for main dining room (\$125,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)
- Continue systematic monitoring of gas/water/electricity usage

### 2021

- Continue replacement of ILU windows with EnergyStar Thermo-pane (\$20,000)
- Continue upgrade of attic insulation – Crawford (\$250,000)
- Continue replacement of residential solarium exterior doors with EnergyStar Thermo-pane (\$15,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)
- Begin common area window replacement with EnergyStar Thermo-pane. Multi-year project with estimated completion 2026. (\$75,000)
- Continue systematic monitoring gas/water/electricity usage

### 2022

- Continue replacement of ILU windows with EnergyStar Thermo-pane (\$20,000)
- Continue upgrade of attic insulation – Pinkham (\$175,000)
- Continue replacement of residential solarium exterior doors with EnergyStar Thermo-pane (\$15,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)
- Continue common area window replacement with EnergyStar Thermo-pane (\$75,000)
- Begin replacement of entry doors with triple glazed high-performance (\$100,000)
- Continue systematic monitoring gas/water/electricity usage

### 2023

- Continue upgrade of attic insulation – Franconia (\$175,000)

## **RWE Energy Improvements 2016-2024**

- Continue replacement of residential solarium exterior doors with EnergyStar Thermo-pane (\$10,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)
- Continue common area window replacement with EnergyStar Thermo-pane (\$75,000)
- Continue replacement of entry doors with triple glazed high-performance (\$100,000)
- Continue systematic monitoring of gas/water/electricity usage

### 2024

- Continue upgrade of attic insulation – connector bridge area (\$100,000)
- Continue replacement of residential solarium exterior doors with EnergyStar Thermo-pane (\$5,000)
- Continue installation of high efficiency toilets and faucets in ILUs (\$5,000)
- Continue common area window replacement with EnergyStar Thermo-pane (\$75,000)
- Continue replacement of entry doors with triple glazed high-performance (\$50,000)
- Continue systematic monitoring of gas/water/electricity usage