

INSTRUCTIONS for Green Physical Needs Assessment Form

Instructions for Preparation of Green Physical Needs Assessment (GPNA)

Report Submission: Prepare a separate PNA form for each development in the HAs inventory every 5 years aligned with the Energy Audit. Use a separate spreadsheet for each property and submit these forms as part of the PHA Plan as required by 24CFR965. On an as needed basis, submit a revised form where physical needs have significantly changed since the last assessment. When updating forms, change the year of PNA, and let the RUL and 20 year summary adjust to accommodate the update.

Introduction: The introduction sheet introduces the list of items that need to be inspected during the physical needs assessment as well as the possible green, energy-efficient, or water saving feature that an item might have. This summary is not inclusive of all measures that can be utilized on a particular development. Consult your local PNA provider to ensure all measures are taken into account.

SHEET Start/Input Instructions:

General Information

HA Name - Enter the HA Name

HA Number - Enter the HA Number

Owner's Street Address - Enter the HA Street Address

Owner City, State - Enter the City and State of the HA

Development Name - Enter the name of the Development

Development Number - Enter an 11-digit alpha numeric code as follows: Enter an 11-digit alpha numeric code as follows: two-digit State code (alpha); two-digit Field

Total Buildings - Enter the total number of buildings (dwelling and non-dwelling) in the Development.

Total Residential Buildings - Enter the number of residential buildings in the property.

Latest PASS REAC Score - Provide the latest issued score, on a 100-point basis, for the development.

First Year Covered by PNA - Enter the first Calendar year that is covered in the PNA. This will be used to project the current needs and 20-year needs.

Length of PNA (in years) - Enter the length of time that the PNA covers. This will be used to project total PNA costs.

Total Off-Street Parking Spaces: Enter the number of off-street parking spaces on the site.

Site Acreage: Enter the total number of acres included in the site.

Parking Area (in square feet): Enter the approximate area of the off-street parking spaces.

Year of Last Substantial Mod - Year of Last Substantial Modernization - Enter the FY when most recent substantial modernization occurred. For purposes of this form, substantial modernization is defined as the replacement/repair of major building systems, which brought the development up to the modernization standards.

Inspection Information

Year Original Building Built - Enter the Date of Full Availability (DOFA) in this format: MM/DD/YYYY.

1st Year of Pro Forma (after Grant/Loan Closing) - Typically the year after it closes (within 8 months). Also the year of the assessment.

Inspection Company Name - Enter the name of the company for whom the inspector works, or if conducted by a staff person of the PHA, enter the inspector's job title.

Inspector Contact Name - Enter the name of the contact person for the inspection.

Inspector Contact Phone - Enter the phone number for contacting the inspector.

Number of Building Exteriors Inspected - Enter the number of buildings for which the exteriors were inspected. (Reference HUD Handbook 7485.2 for PNA survey requirements).

Units Inspected by Bedroom Size - Enter the number of units for which the interiors were inspected, by bedroom size, into this table. (Reference HUD Handbook 7485.2 for PNA survey requirements).

Property Breakdown

Section 8 Assisted Units - Enter both the occupied and vacant assisted unit counts.

of Unassisted - Enter both the occupied and vacant unassisted unit counts.

of Non-Revenue Units - Enter the occupied and vacant non-revenue unit counts.

0 Bedroom - Enter occupied and vacant 0 Bedroom unit counts.

1 Bedroom - Enter occupied and vacant 1 Bedroom unit counts.

2 Bedroom - Enter occupied and vacant 2 Bedroom unit counts.

3 Bedroom - Enter occupied and vacant 3 Bedroom unit counts.

4 Bedroom - Enter occupied and vacant 4 Bedroom unit counts.

5 Bedroom - Enter occupied and vacant 5 Bedroom unit counts.

6 Bedroom - Enter occupied and vacant 6 Bedroom unit counts.

7 Bedroom - Enter occupied and vacant 7 Bedroom unit counts.

Types

Rural or (Sub)Urban? -

Elderly or Family? -

If Urban, MSA or Other? -

Elevator, Garden, Mixed? -

Flood Insurance Requirements

Is the project in a Special Flood Hazard Zone?

If yes, does the subject already carry flood insurance?

SHEET CNI Instructions:

For each PNA item, whether it has a green component or not, enter the following:

EUL - Enter the Expected Useful Life of the item.

Last Mod Year - Year of Last Modernization for the PNA item only. For purposes of this form, modernization is defined as the replacement/repair of PNA item, which brought the development closer to modernization standards.

Condition - Under the pull down, the choices are Poor, Fair, and Good for the condition of the item.

Action - Under the pull down, the choices are Routine Maintenance, Immediate Repair Recommended, Short Term Repair Required, and Replacement Reserve Cost Recommended for the action to take for each item.

Comments - Enter any comments of green, energy-efficient, or water saving measures that impact the incremental cost.

QTY - Enter the existing quantity of the item (to match with the unit of measure).

Unit of Measure - Under the pull down, the choices are LUMP SUM, PERCENTAGE, each, per linear ft., per square ft., per square, per cubic yd., per 1000 SF, per 10000 SF.

Unit Cost - Provide the estimate cost per unit of the existing and the cost per unit of the proposed standard and green replacements.

Usage per year - Enter the annual usage of the item for existing, standard replacement, and green replacement. (This is only for utility savers that are not calculated in the ECM Input TAB)

SHEET ECM INPUT instructions:

Global Input

Heating Degree Day Zone - Enter the heating degree day zone as established by ASHRAE in DDZ.

Cost of Heating Fuel - For each of the four fuel types (Electric, Gas, Oil and Propane), enter the utility rate.

Individual Inputs

(Windows) Total Area of Windows - Enter the total area of windows in the development in square feet.

(Windows) Total Volume of Buildings - Estimate the total volume of indoor space in the development in cubic feet.

(Windows) Fuel Type - Under the pull down, choose the fuel type.

(Windows) Window Frame Material - Under the pull down, the choices are Metal and Wood.

(Windows) Average Window Fit - Under the pull down, the choices are Loose, Average, Tight.

(Doors) Average No. of Residents per Unit - Count the residents in each unit and average per unit.

(Doors) Total No. of Doors - Enter the total number of exterior doors leading into all units.

(Doors) Average Fit of Existing Door - Under the pull down, the choices are Loose, Average, Tight.

(Doors) Are Existing Doors Weatherstripped? - Under the pull down, the choices are yes and no.

(Doors) Fuel Type - Under the pull down, choose the fuel type.

(Doors) Type of Existing Door - Under the pull down, the choices are Steel and Wood.

(Roof) Roof Area - Enter the total square footage of actual roof area.

(Roof) Type of Existing Roof Structure - Under the pull down, choose Concrete, Steel, or Wood.

(Roof) Fuel Type - Under the pull down, choose the fuel type.

(Walls) Wall Area to be Insulated - Enter the total area of exterior walls in square feet. Unless windows cover more than 15% of the walls, there is no need to deduct the square footage of windows.

(Walls) Wall construction and siding type - Under the pull down, the choices are Wood framed with wood siding, Wood framed with aluminum siding, Wood framed with brick veneer, Masonry wall with c.m.u., and Masonry wall all brick.

(Walls) Fuel Type - Under the pull down, choose the fuel type.

SHEET Tab 1 Instructions

HA Name is populated from the StartInput SHEET.

HA Number is populated from the StartInput SHEET.

FY Assessment is populated from the StartInput SHEET.

Original or Revision. Self-Explanatory.

Date Prepared/Revised. Date Prepared is the date the Original Assessment form was completed. Date Revised is the date of the most recent Revision. If this is an Original submission, leave Date Revised blank.

(1.1) Management Office Address is populated from the StartInput SHEET.

(1.2) Project Name is populated from the StartInput SHEET.

(1.3) Development No. is populated from the StartInput SHEET.

(1.4) DOFA Date is populated from the StartInput SHEET.

(1.5) Year of Last Substantial Mod is populated from the StartInput SHEET.

(1.6) Occupancy Rate - This is a calculated field based on the Bedroom Distribution table (1.15).

(1.7) Latest PASS REAC Score is populated from the StartInput SHEET.

Total Units - This is a calculated field based on the Bedroom Distribution table (1.15).

(1.8) Total Buildings is populated from the StartInput SHEET.

Occupied Units is populated from the StartInput SHEET.

Vacant/Rentable Units is populated from the StartInput SHEET.

(1.9) Occupancy Types - Check all occupancy types that apply.

(1.10) Structure Types - Check all structure types that apply.

(1.11) Construction Types - Check all construction types that apply.

(1.12) Foundation Types - Check all foundation types that apply.

(1.13) Envelope Types - Check all envelope types that apply.

(1.14) Mechanical Systems - Check all mechanical systems that apply.

(1.15) Current Bedroom Distribution - Enter the current number of occupied and vacant units, by bedroom size in 1.15a and 1.15b. This includes Rentable Units Only.

(2.1) PNA Conducted By: (PHA/3rd Party) - Select the applicable check box which best describes who conducted the PNA. Both selections can be chosen if applicable.

(2.2) First Year Covered by PNA is populated from the StartInput SHEET.

(2.3) Length of PNA (in years) is populated from the StartInput SHEET.

(2.4) Unit Interior Inspected (#) is populated from the StartInput SHEET.

Units Inspected as % of Total is populated from the StartInput SHEET.

(2.5) Inspector Contract Name is populated from the StartInput SHEET.

(2.6) Company Name or PHA Title is populated from the StartInput SHEET.

(2.7) Inspector Contact Phone is populated from the StartInput SHEET.

(2.8) Data Source(s) for PNA: Check the applicable box or boxes indicating the sources of data for the preparation of the PNA.

(2.9) Total Residential Buildings is populated from the StartInput SHEET.

(2.10) Number of Building Exteriors Inspected is populated from the StartInput SHEET.

(2.11) Total Off-Street Parking Spaces is populated from the StartInput SHEET.

(2.12) Site Acreage is populated from the StartInput SHEET.

(2.13) Parking Area (in square feet) is populated from the StartInput SHEET.

(2.14) Units Inspected by Bedroom Size is populated from the StartInput SHEET.

(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost: Check "Yes" or "No". For cost reasonableness, the preliminary estimate of hard costs for work proposed at the development should be 90 percent or less of Total Development Cost (TDC).

(2.16) Development Has Long-Term Physical and Social Viability: Check "Yes" or "No" as to whether the HA has determined that the development has long-term physical and social viability. Note: If "No" is checked, attach the viability analysis and an explanation of what actions are proposed regarding the nonviable development.

The following are populated from the CNI input SHEET: Site (4.10), Common Buildings (4.11), Unit Exteriors (4.12), Unit Interiors (4.13), Mechanical Systems (4.14), New Construction (4.15), and Other (4.16). If you have a unique item not accounted for in each sub-section, modify the "Other (Specify)" line or lines provided in the CNI SHEET. Please note that in Section 4.17 (Special Categories) you are asked to estimate the amount of lead-based paint and asbestos removal costs, and 504 compliance costs that are included in the PNA cost estimates. These are not additive to the PNA cost estimate.

Introduction

Asphalt/Concrete

Asphalt that is porous and/or used from recycled material can be considered green. In addition, some types of cold mixed asphalt, otherwise known as emulsions, save significant amounts of energy during the manufacturing process. Combined with the recycling efforts, and the longer expected useful lives, greening asphalt may be a viable option. A research effort under the Asphalt Research Consortium is underway and can be found at <http://www.arc.unr.edu/>

Seal Coat

Asphalt Sealcoat Manufacturers Association has been asked to address "Green" issues involving sealcoat. Although, the website <http://www.sealcoatmfg.org/green.html> does not provide who is asking for the information, it is a legitimate concern. So far, the response is that many manufacturers are already using reclaimed water, recycled paper fibers, and recycled tires. In addition, the use of sealcoats preserve and/or extend the life of existing pavements, thus preventing the use of natural resources.

Striping

No green alternative

Curb and Gutter

No green alternative

Pedestrian Paving

No green alternative

Signage

With LEED emphasis strategies for sustainable site development, many sign companies have incorporated green into their business plans. Green practices include using ultra-violet curable inks with zero VOCs, using recycled papers/fabrics for substrates, and using recycled plastics for styren.

Water Lines/Mains

No green alternative

Sewer Lines/Mains

No green alternative

Irrigation

Use of greywater for irrigation using various techniques will fall into the category of green. Since outdoor water use is significant (around 30% of total residential water use), it is beneficial to conserve water. It also accounts for annual savings.

Lighting

Different types of outdoor lighting are street lights, flood lights, security lights, beacon lights, entry lights, and underwater accent lighting. There are different types of exterior lighting available for each application. There is a balance between choosing the most energy-efficient lighting and the color value and brightness of the bulb. For example, security lighting needs to be extremely bright and positioned so as to deter crime. Utilizing photo sensors in these applications will ensure energy-efficiency while providing security.

Storm Drainage

Managing stormwater and combined sewer overflow (CSO) pollution is part of green infrastructure development. If storm drainage is in poor condition and in need of repair, providing green solutions are not only environmentally friendly, but can be less expensive than the conventional system. This category combined with permeable pavement, green roofs, and/or downspout disconnection can help to efficiently control stormwater pollution.

Landscaping

Xeriscaping refers to landscaping in ways that reduce or eliminate the need for supplemental irrigation. Advantages to xeriscaping are lower water consumption and less maintenance needed.

Fencing

Whether it is wood fencing or aluminum fencing that a PHA is providing on the property, there are environmentally friendly options out there. One major control is to eliminate construction waste. Another is using recycled or reclaimed materials. There are no utility savings, but the reduction in cost of material may be significant.

Fence Painting

Utilizing low-VOC paint is good for the environment, simply because of the creation of ground-level ozone. Ground-level ozone is formed by a chemical reaction between VOCs and Nitrogen Oxides in the presence of sunlight. Using outdoor paints low in VOCs show no utility savings, but have a positive effect on the environment.

Dumpsters & Enclosures

No green alternative

Electrical Distribution

No green alternative

Playground Areas/Equipment

No green alternative

Administrative Building

Under rehabilitation or renovation, there are many green alternatives, some in the form of utility savings. When repainting, utilize low-VOC paints. When reglazing or replacing windows, consider low-E argon windows. Consider addition of weather stripping on exterior doors and windows. Consider retrofit of energy-efficient lighting and appliances. Consider low-VOC flooring such as wood flooring and/or carpet. Take care not to double count, if these items are included in Unit Interiors.

Community Building

Under rehabilitation or renovation, there are many green alternatives, some in the form of utility savings. When repainting, utilize low-VOC paints. When reglazing or replacing windows, consider low-E argon windows. Consider addition of weather stripping on exterior doors and windows. Consider retrofit of energy-efficient lighting and appliances. Consider low-VOC flooring such as wood flooring and/or carpet. Take care not to double count, if these items are included in Unit Interiors.

Shop

Under rehabilitation or renovation, there are many green alternatives, some in the form of utility savings. When repainting, utilize low-VOC paints. When reglazing or replacing windows, consider low-E argon windows. Consider addition of weather stripping on exterior doors and windows. Consider retrofit of energy-efficient lighting and appliances. Consider low-VOC flooring such as wood flooring and/or carpet. Take care not to double count, if these items are included in Unit Interiors.

Storage Area

Under rehabilitation or renovation, there are many green alternatives, some in the form of utility savings. However, for Storage Areas, there is little room for green alternatives. If the storage area is adjacent to living space and is unconditioned, consider adding insulation in the separating wall.

Central Boiler

Central Chiller

Family Investment Center

Under rehabilitation or renovation, there are many green alternatives, some in the form of utility savings. When repainting, utilize low-VOC paints. When reglazing or replacing windows, consider low-E argon windows. Consider addition of weather stripping on exterior doors and windows. Consider retrofit of energy-efficient lighting and appliances. Consider low-VOC flooring such as wood flooring and/or carpet. Take care not to double count, if these items are included in Unit Interiors.

Day Care Center

Under rehabilitation or renovation, there are many green alternatives, some in the form of utility savings. When repainting, utilize low-VOC paints. When reglazing or replacing windows, consider low-E argon windows. Consider addition of weather stripping on exterior doors and windows. Consider retrofit of energy-efficient lighting and appliances. Consider low-VOC flooring such as wood flooring and/or carpet. Take care not to double count, if these items are included in Unit Interiors.

Laundry Areas

In this category, only count the rehabilitation of the structure only: windows, doors, wall finishes, floor finishes, etc. Appliance rehab is done under Common Area Washers and Common Area Dryers below.

Common Area Washers

A green alternative to washers are providing energy-efficient washers and providing cold water only to reduce DHW use.

Common Area Dryers

The major rehabilitation or renovation alternative is to convert electric dryers to gas.

Common Facilities Kitchen

In this category, only count the rehabilitation of the structure only: windows, doors, wall finishes, floor finishes, etc. Appliance rehab is done under Common Facilities Appliances below.

Common Facilities Appliances

Use of Energy Star qualified appliances are recommended.

Common Area Finishes

Common area finishes are low-VOC paints, low-VOC carpeting/flooring, utilizing recycled/reclaimed materials for trim boards, etc. Take care not to double count if items were included in lump sum totals for other common areas listed above.

Carports/Surface Garage

No green alternative.

Foundation

To save energy demand on HVAC systems, ensure that insulation is provided between outdoor and indoor environments. Most of the time, this is not doable, since major renovation of the foundation system may need to be done.

Foundation Waterproofing

No green alternative.

Building Slab

No green alternative.

Roofs

To save energy demand on HVAC systems, the addition of insulation would be a green alternative.

Exterior Walls - Structural

To save energy demand on HVAC systems, the addition of insulation would be a green alternative.

Exterior Walls - Finishes

Low-VOC paints and recycled/reclaimed material for trim boards are non-utility saving green alternatives.

Canopies

The use of recycled/reclaimed materials are non-utility saving green alternatives.

Tuck-Pointing

Other than reducing some infiltration, tuck-pointing does not have a green alternative.

Exterior Paint & Caulking

Low-VOC paints and recycled/reclaimed material for trim boards are non-utility saving green alternatives.

Soffits

Siding

Exterior Stairwells/Fire Escapes

Landings & Railings

Balconies & Railings

Mail Facilities

Exterior Doors

Exterior Door Frames

Patio Doors

Windows

Window Frames

Gutters/Downspouts

Columns & Porches

Decks & Patios

Patio/Unit Fencing

Exterior Lighting

Interior Painting (non-routine)

Interior Doors

Interior Door Frames

Flooring (non-routine)

Shower/Tub Surrounds

Toilets

Vanities

Faucets

Bathroom Flooring (non-cyclical)

Bathroom Cabinets

Bathroom Exhaust Fans

Kitchen Cabinets

Ranges

Range Hoods

Refrigerators

Counters and Sinks

Dishwasher

Garbage Disposal

Microwave

Lighting

Washing Machines

Dryers

Call-For-Aid Systems

Stairs and Handrails

Water Distribution

Heating Equipment/System

Electric Distribution

Water Heaters

Domestic Water - Boilers

Domestic Water-Pumps

Unit Sub-Panels

Trash Compactor

Cooling Equipment/Systems

Smoke/Fire Detection

Unit Reconfiguration

Security/Fire Alarm

Fire Suppression System

Generator

Emergency Lighting

Dwelling Units

Administrative Building

Community Building

Shop

Storage Area

Family Investment Center

Day Care Center

Laundry Areas

Site Acquisition

Other Fees / Costs

Demolition

Dwelling Unit Conversion

Contingency

Lead Paint / Asbestos Compliance

Section 504 Compliance

Primary Input Page for HA001

Current Model Progress/Stage Date: 1/1/1904

GRP Model Version: 1.03

Revision Date: 1/22/2014

OMB 2577-0157 form 52828

exp. 1/31/2014

General Information:	
HA Name:	Sample Housing Authority
HA Number:	HA001
Owner's Street Address:	1234 Main Street
Owner City, State:	Hartford, CT
Development Name	Multifamily 1
Development Number	MU 01-001
Total Buildings	5
Total Residential Buildings	4
Latest PASS REAC Score:	97
First Year Covered by PNA	1988
Length of PNA in years	5
Total Off-Street Parking Spaces:	255
Site Acreage (acres):	8.7
Parking Lot Area (square feet)	30000
Year of Last Substantial Mod:	1998

Complete Both Columns Below		
Property Breakdown:	Occupied	Vacant
# of Units Total (Asst + Unasst):	350	40
# of Section 8 Assisted	300	20
# of Unassisted	50	20
# of Non-Revenue Units:	0	0
Unit Mix:		
0 Bedroom (efficiency)	0	0
1 Bedroom	200	10
2 Bedroom	100	10
3 Bedroom	50	20
4 Bedroom	0	0
5 Bedroom	0	0
6 Bedroom	0	0
7 Bedroom	0	0

Inspection Information	
Year Original Building Built:	1971
1st Year of Pro Forma (after Grant/Loan Closing):	2010
Inspection Company Name:	John Doe Co.
Inspector Contact Name:	John Doe
Inspector Contact Phone:	555-1212
Number of Building Exteriors Inspected:	10
Number of 0 BR Units Inspected:	0
Number of 1 BR Units Inspected	50
Number of 2 BR Units Inspected	50
Number of 3 BR Units Inspected	25
Number of 4 BR Units Inspected	0
Number of 5 BR Units Inspected	0
Number of 6 BR Units Inspected	0
Number of 7 BR Units Inspected	0

Types:	
Rural or (Sub)Urban?:	
Elderly or Family?:	
If Urban, MSA or Other?:	
Elevator, Garden, or Mixed?:	

Flood Insurance Requirements	
Is the project is in a Special Flood Hazard Zone?	No
If yes, does the subject already carry flood insurance?	No

Comments:

Comments:

Comments:

Comments:

Utility Rate Table	Consumption	(Residential)	(Commercial)	Comments
Type of Utility	Unit	Tenant Paid	Project Paid	
Dollar	Dollar	\$1.0000	\$1.0000	Comment
Electricity	KWH	\$0.1900	\$0.1500	Comment
Fuel Oil	Gallons	\$0.0000	\$0.0000	Comment
Natural Gas	Therms	\$0.0000	\$0.0000	Comment
Propane	Gallons	\$0.0000	\$0.0000	Comment
Kerosene	Gallons	\$0.0000	\$0.0000	Comment
Water	Gallons	\$0.0015	\$0.0015	Comment
Sewer	Gallons	\$0.0000	\$0.0000	Comment
Other		\$0.0000	\$0.0000	Comment

Utility Usage	Util Source	Paid By	Comments
Cooking	Electricity	Tenant	Comment
In Unit: Heat	Electricity	Tenant	Comment
In Unit: AC	Electricity	Tenant	Comment
In Unit: Lighting/Other Elec	Electricity	Owner	Comment
In Unit: Cold Water	Water & Sewer	Tenant	Comment
Hot Water (heating)	Natural Gas	Tenant	Comment
Laundry: Washers	Electricity	Tenant	Comment
Laundry : Dryers	Electricity	Tenant	Comment
Common Area: Heat	Electricity	Owner	Comment
Common Area: AC	Electricity	Owner	Comment
Common Area: Hot Water (heat)	Electricity	Owner	Comment
Common Area: Cold Water	Water & Sewer	Owner	Comment
Common Area: Lighting	Electricity	Owner	Comment

Optional Bathroom Component Replacement Summary

Number of Units	Unit Type	# Bedrooms / Unit	# of Baths / Unit	# of Sinks & Faucets / Unit	# of Toilets / Unit	# of Showerheads / Unit	Total Sinks & Faucets	Total Toilets	Total Showerheads
200		1	1	2	1	1	400	200	200
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
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							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
TOTALS	200	N/A	N/A	N/A	N/A	N/A	400	200	200

Mismatch Mismatch Mismatch

TOTALS FROM CAP NEEDS INPUT	200	100	100
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Low flow faucets, toilets, and showerheads

Baseline Energy Usage

Electric Consumption	
Year	Annual Consumption
(Most recent 3 years)	(kWh/year)
Average Annual Consumption	

kWh/yr

Water Charges	
Year	Annual Consumption
(Most recent 3 years)	(kWh/year)
Average Annual Consumption	

kWh/yr

Natural Gas Consumption	
Year	Annual Consumption
(Most recent 3 years)	(Therms/year)
Average Annual Consumption	

Therms/yr

Sewer Charges	
Year	Annual Consumption
(Most recent 3 years)	(kWh/year)
Average Annual Consumption	

kWh/yr

Oil Consumption	
Year	Annual Consumption
(Most recent 3 years)	(Gals/year)
Average Annual Consumption	

Gals/yr

Propane Consumption	
Year	Annual Consumption
(Most recent 3 years)	(Gals/year)
Average Annual Consumption	

Gals/yr

HIDE 20	UNHIDE 20
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Site

Asphalt/Concrete									
EUL (years):	6	Comments:							
Repl. Year:	1990								
RUL (years):	0								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Asphalt/Concrete	10	per 1000 SF	\$ 764	\$ 7,640				
Green Replacement Asphalt/Concrete	10	per 1000 SF	\$ 804	\$ 8,040	Non-Utility Saver		Replace	N/A

Seal Coat									
EUL (years):	9	Comments:							
Repl. Year:	1990								
RUL (years):	0								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Seal Coat	2	per 10000 SF	\$ 3,425	\$ 6,850				
Green Replacement Seal Coat	2	per 10000 SF	\$ 3,800	\$ 7,600	Non-Utility Saver		Replace	N/A

Striping									
EUL (years):	20	Comments:							
Repl. Year:	1990								
RUL (years):	0								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Striping	600	per linear ft.	\$ 25	\$ 15,000				
Green Replacement Striping	600	per linear ft.	\$ 25	\$ 15,000	Non-Utility Saver		Replace	N/A

Curb and Gutter									
EUL (years):	19	Comments:							
Repl. Year:	1991								
RUL (years):	0								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Curb and Gutter	800	per linear ft.	\$ 26	\$ 20,800				
Green Replacement Curb and Gutter	800	per linear ft.	\$ 26	\$ 20,800	Non-Utility Saver		Replace	N/A

Pedestrian Paving									
EUL (years):	20	Comments:							
Repl. Year:	1991								
RUL (years):	1								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Pedestrian Paving	19	per linear ft.	\$ 764	\$ 14,516				
Green Replacement Pedestrian Paving	19	per linear ft.	\$ 900	\$ 17,100	Non-Utility Saver		Replace	N/A

Signage									
EUL (years):	18	Comments:							
Repl. Year:	1992								
RUL (years):	0								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Signage	100	each	\$ 35	\$ 3,500				
Green Replacement Signage	100	each	\$ 37	\$ 3,700	Non-Utility Saver		Replace	N/A

Water Lines/Mains									
EUL (years):	19	Comments:							
Repl. Year:	1992								
RUL (years):	1								

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Water Lines/Mains	3000	per linear ft.	\$ 12	\$ 36,000				
Green Replacement Water Lines/Mains	3000	per linear ft.	\$ 12	\$ 36,000	Non-Utility Saver		Replace	N/A

Sewer Lines/Mains

EUL (years):	20	Comments:						
Repl. Year:	1992							
RUL (years):	2							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Sewer Lines/Mains	4000	per 10000 SF	\$ 8	\$ 32,000	Non-Utility Saver		Replace	N/A
Green Replacement Sewer Lines/Mains	4000	per 10000 SF	\$ 8	\$ 32,000				

Irrigation

EUL (years):	17	Comments:	Show cost of replacement for standard irrigation system: Sprinklers, Controls, etc.					
Repl. Year 1	2007		Green replacement is the cost of a greywater system used to irrigate vegetation only.					
Repl. Year 2	2005							
Repl. Year 3	1993							
RUL 1 (years)	14							
RUL 2 (years)	12							
RUL 3 (years)	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Irrigation	1	LUMP SUM	\$ 500	\$ 500	5,000,000	Gallons	Evaluate	\$ 0.002
Existing 1 Irrigation	1	LUMP SUM	\$ 500	\$ 500	5,000,000	Gallons	Evaluate	\$ 0.002
Existing 1 Irrigation	1	LUMP SUM	\$ 500	\$ 500	5,000,000	Gallons	Replace	\$ 0.002
Standard Irrigation	3	LUMP SUM	\$ 15,000	\$ 45,000	8,760,000	Gallons		\$ 0.002
Green Replacement Irrigation	3	LUMP SUM	\$ 32,000	\$ 96,000	0	Gallons		\$ 0.002

Lighting

EUL (years):	15	Comments:	Show cost of replacement for standard lighting (in-place kind).					
Repl. Year 1	2007		Green replacement is the cost of higher efficiency lamps and/or controls.					
Repl. Year 2	2006							
Repl. Year 3	1993							
RUL 1 (years)	12							
RUL 2 (years)	11							
RUL 3 (years)	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Lighting	1500	each	\$ 18	\$ 27,000	35,000	KWH	Evaluate	\$ 0.150
Existing 2 Lighting	1000	each	\$ 18	\$ 18,000	25,000	KWH	Evaluate	\$ 0.150
Existing 3 Lighting	500	each	\$ 18	\$ 9,000	5,700	KWH	Replace	\$ 0.150
Standard Lighting	3000	each	\$ 20	\$ 60,000	65,700	KWH		\$ 0.150
Green Replacement Lighting	3000	each	\$ 34	\$ 102,000	17,520	KWH		\$ 0.150

Storm Drainage

EUL (years):	19	Comments:						
Repl. Year:	1993							
RUL (years):	2							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Storm Drainage	300	per linear ft.	\$ 300	\$ 90,000	Non-Utility Saver		Replace	N/A
Green Replacement Storm Drainage	300	per linear ft.	\$ 325	\$ 97,500				

Landscaping

EUL (years):	20	Comments:						
Repl. Year:	1993							
RUL (years):	3							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Landscaping	1	LUMP SUM	\$ 35,000	\$ 35,000	Non-Utility Saver		Replace	N/A
Green Replacement Landscaping	1	LUMP SUM	\$ 36,000	\$ 36,000				

Fencing

EUL (years):	16	Comments:						
Repl. Year:	1994							
RUL (years):	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Fencing	500	per linear ft.	\$ 8	\$ 4,000	Non-Utility Saver		Replace	N/A
Green Replacement Fencing	500	per linear ft.	\$ 8	\$ 4,000				

Fence Painting

EUL (years):	17	Comments:							
Repl. Year:	1994								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Fence Painting	2000	per square ft.	\$ 2	\$ 4,000	Non-Utility Saver		Replace	N/A	
Green Replacement Fence Painting	2000	per square ft.	\$ 4	\$ 8,000					

Dumpsters & Enclosures

EUL (years):	18	Comments:							
Repl. Year:	1994								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Dumpsters & Enclosures	1	LUMP SUM	\$ 5,000	\$ 5,000	Non-Utility Saver		Replace	N/A	
Green Replacement Dumpsters & Enclosures	1	LUMP SUM	\$ 5,000	\$ 5,000					

Electrical Distribution

EUL (years):	19	Comments:							
Repl. Year:	1994								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Electrical Distribution	1	LUMP SUM	\$ 34,000	\$ 34,000	Non-Utility Saver		Evaluate	N/A	
Green Replacement Electrical Distribution	1	LUMP SUM	\$ 34,000	\$ 34,000					

Playground Areas/Equipment

EUL (years):	20	Comments:							
Repl. Year:	1994								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Playground Areas/Equipment	1	LUMP SUM	\$ 5,600	\$ 5,600	Non-Utility Saver		Evaluate	N/A	
Green Replacement Playground Areas/Equipment	1	LUMP SUM	\$ 6,600	\$ 6,600					

Site-Other 1 (Specify)

EUL (years):	15	Comments:							
Repl. Year:	1995								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Site-Other 1 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Replace	N/A	
Green Replacement Site-Other 1 (Specify)	0	0	\$ -	\$ -					

Site-Other 2 (Specify)

EUL (years):	16	Comments:							
Repl. Year:	1995								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Site-Other 2 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Replace	N/A	
Green Replacement Site-Other 2 (Specify)	0	0	\$ -	\$ -					

Site-Other 3 (Specify)

EUL (years):	17	Comments:							
Repl. Year:	1995								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Site-Other 3 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Replace	N/A	
Green Replacement Site-Other 3 (Specify)	0	0	\$ -	\$ -					

Site-Other 4 (Specify)

EUL (years):	18	Comments:								
Repl. Year:	1995									
RUL (years):	3									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 4 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 4 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Site-Other 5 (Specify)

EUL (years):	19	Comments:								
Repl. Year:	1995									
RUL (years):	4									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 5 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 5 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Site-Other 6 (Specify)

EUL (years):	20	Comments:								
Repl. Year:	1995									
RUL (years):	5									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 6 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 6 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Site-Other 7 (Specify)

EUL (years):	14	Comments:								
Repl. Year:	1996									
RUL (years):	0									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 7 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 7 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Replace	N/A

Site-Other 8 (Specify)

EUL (years):	15	Comments:								
Repl. Year:	1996									
RUL (years):	1									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 8 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 8 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Replace	N/A

Site-Other 9 (Specify)

EUL (years):	16	Comments:								
Repl. Year:	1996									
RUL (years):	2									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 9 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 9 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Replace	N/A

Site-Other 10 (Specify)

EUL (years):	17	Comments:								
Repl. Year:	1996									
RUL (years):	3									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Site-Other 10 (Specify)			0		\$ -	\$ -				
Green Replacement Site-Other 10 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Common Bldgs. - Rehab Only

Administrative Building

EUL (years):	18	Comments:							
Repl. Year:	1996								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Administrative Building	1	LUMP SUM	\$ 12,000	\$ 12,000	Non-Utility Saver		Evaluate	N/A	
Green Replacement Administrative Building	1	LUMP SUM	\$ 12,500	\$ 12,500					

Community Building

EUL (years):	19	Comments:							
Repl. Year:	1996								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Community Building	1	LUMP SUM	\$ 50,000	\$ 50,000	Non-Utility Saver		Evaluate	N/A	
Green Replacement Community Building	1	LUMP SUM	\$ 56,000	\$ 56,000					

Shop

EUL (years):	20	Comments:							
Repl. Year:	1996								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Shop	1	LUMP SUM	\$ 1,600	\$ 1,600	Non-Utility Saver		Evaluate	N/A	
Green Replacement Shop	1	LUMP SUM	\$ 1,600	\$ 1,600					

Storage Area

EUL (years):	13	Comments:							
Repl. Year:	1997								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Storage Area	1	LUMP SUM	\$ 450	\$ 450	Non-Utility Saver		Replace	N/A	
Green Replacement Storage Area	1	LUMP SUM	\$ 450	\$ 450					

Central Boiler

EUL (years):	14	Comments:							
Repl. Year:	1997								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Central Boiler	1	LUMP SUM	\$ 2,400	\$ 2,400	Non-Utility Saver		Replace	N/A	
Green Replacement Central Boiler	1	LUMP SUM	\$ 3,800	\$ 3,800					

Central Chiller

EUL (years):	15	Comments:							
Repl. Year:	1997								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Central Chiller	1	LUMP SUM	\$ 2,500	\$ 2,500	Non-Utility Saver		Replace	N/A	
Green Replacement Central Chiller	1	LUMP SUM	\$ 5,600	\$ 5,600					

Family Investment Center

EUL (years):	16	Comments:							
Repl. Year:	1997								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Family Investment Center	1	LUMP SUM	\$ 650	\$ 650	Non-Utility Saver		Evaluate	N/A	
Green Replacement Family Investment Center	1	LUMP SUM	\$ 650	\$ 650					

Day Care Center

EUL (years):	17	Comments:							
Repl. Year:	1997								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Day Care Center	1	LUMP SUM	\$ 1,750	\$ 1,750	Non-Utility Saver		Evaluate	N/A	
Green Replacement Day Care Center	1	LUMP SUM	\$ 2,400	\$ 2,400					

Laundry Areas

EUL (years):	18	Comments:							
Repl. Year:	1997								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Laundry Areas	1	LUMP SUM	\$ 4,680	\$ 4,680	Non-Utility Saver		Evaluate	N/A	
Green Replacement Laundry Areas	1	LUMP SUM	\$ 5,780	\$ 5,780					

Common Area Washers

EUL (years):	19	Comments:							
Repl. Year:	1997								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common Area Washers	20	each	\$ 350	\$ 7,000	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common Area Washers	20	each	\$ 385	\$ 7,700					

Common Area Dryers

EUL (years):	20	Comments:							
Repl. Year:	1997								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common Area Dryers	20	each	\$ 500	\$ 10,000	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common Area Dryers	20	each	\$ 540	\$ 10,800					

Common Facilities Kitchen

EUL (years):	12	Comments:							
Repl. Year:	1998								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common Facilities Kitchen	1	LUMP SUM	\$ 5,400	\$ 5,400	Non-Utility Saver		Replace	N/A	
Green Replacement Common Facilities Kitchen	1	LUMP SUM	\$ 5,700	\$ 5,700					

Common Facilities Appliances

EUL (years):	13	Comments:							
Repl. Year:	1998								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common Facilities Appliances	2	each	\$ 350	\$ 700	Non-Utility Saver		Replace	N/A	
Green Replacement Common Facilities Appliances	2	each	\$ 450	\$ 900					

Common Area Finishes

EUL (years):	14	Comments:							
Repl. Year:	1998								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common Area Finishes	1	LUMP SUM	\$ 3,500	\$ 3,500	Non-Utility Saver		Replace	N/A	
Green Replacement Common Area Finishes	1	LUMP SUM	\$ 3,700	\$ 3,700					

Common-Other 1 (Specify)									
EUL (years):	15	Comments:							
Repl. Year:	1998								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 1 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common-Other 1 (Specify)	0	0	\$ -	\$ -					

Common-Other 2 (Specify)									
EUL (years):	16	Comments:							
Repl. Year:	1998								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 2 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common-Other 2 (Specify)	0	0	\$ -	\$ -					

Common-Other 3 (Specify)									
EUL (years):	17	Comments:							
Repl. Year:	1998								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 3 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common-Other 3 (Specify)	0	0	\$ -	\$ -					

Common-Other 4 (Specify)									
EUL (years):	18	Comments:							
Repl. Year:	1998								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 4 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common-Other 4 (Specify)	0	0	\$ -	\$ -					

Common-Other 5 (Specify)									
EUL (years):	19	Comments:							
Repl. Year:	1998								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 5 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common-Other 5 (Specify)	0	0	\$ -	\$ -					

Common-Other 6 (Specify)									
EUL (years):	20	Comments:							
Repl. Year:	1998								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 6 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Common-Other 6 (Specify)	0	0	\$ -	\$ -					

Common-Other 7 (Specify)									
EUL (years):	11	Comments:							
Repl. Year:	1999								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 7 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Replace	N/A	
Green Replacement Common-Other 7 (Specify)	0	0	\$ -	\$ -					

Common-Other 8 (Specify)									
EUL (years):	12	Comments:							
Repl. Year:	1999								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 8 (Specify)	0		\$ -	\$ -					
Green Replacement Common-Other 8 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Replace	N/A	

Common-Other 9 (Specify)									
EUL (years):	13	Comments:							
Repl. Year:	1999								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 9 (Specify)	0		\$ -	\$ -					
Green Replacement Common-Other 9 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Common-Other 10 (Specify)									
EUL (years):	14	Comments:							
Repl. Year:	1999								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Common-Other 10 (Specify)	0		\$ -	\$ -					
Green Replacement Common-Other 10 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Unit Exteriors

Carports/Surface Garage

EUL (years):	15	Comments:							
Repl. Year:	1999								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Carports/Surface Garage	1	LUMP SUM	\$ 5,000	\$ 5,000					
Green Replacement Carports/Surface Garage	1	LUMP SUM	\$ 5,600	\$ 5,600			Non-Utility Saver	Evaluate	N/A

Foundation

EUL (years):	16	Comments:							
Repl. Year:	1999								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Foundation	0		\$ -	\$ -					
Green Replacement Foundation	0	0	\$ -	\$ -			Non-Utility Saver	Evaluate	N/A

Foundation Waterproofing

EUL (years):	17	Comments:							
Repl. Year:	1999								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Foundation Waterproofing	0		\$ -	\$ -					
Green Replacement Foundation Waterproofing	0	0	\$ -	\$ -			Non-Utility Saver	Evaluate	N/A

Building Slab

EUL (years):	18	Comments:							
Repl. Year:	1999								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Building Slab	0		\$ -	\$ -					
Green Replacement Building Slab	0	0	\$ -	\$ -			Non-Utility Saver	Evaluate	N/A

Roofs

EUL (years):	15	Comments:							
Repl. Year 1	2007								
Repl. Year 2	2006								
Repl. Year 3	1993								
RUL 1 (years)	12								
RUL 2 (years)	11								
RUL 3 (years)	0								
ITEM	QTY		Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Roofs	1	LUMP SUM	\$ 25,400	\$ 25,400	90,000	KWH	Evaluate	\$ 0.150	
Existing 2 Roofs	1	LUMP SUM	\$ 25,400	\$ 25,400	90,000	KWH	Evaluate	\$ 0.150	
Existing 3 Roofs	1	LUMP SUM	\$ 25,400	\$ 25,400	90,000	KWH	Replace	\$ 0.150	
Standard Roofs	3	LUMP SUM	\$ 25,400	\$ 76,200	240,000	KWH		\$ 0.150	
Green Replacement Roofs	3	LUMP SUM	\$ 32,500	\$ 97,500	123,000	KWH		\$ 0.150	

Exterior Walls - Structural

EUL (years):	15	Comments:							
Repl. Year 1	2007								
Repl. Year 2	2006								
Repl. Year 3	1993								
RUL 1 (years)	12								
RUL 2 (years)	11								
RUL 3 (years)	0								
ITEM	QTY		Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Exterior Walls - Structural	1	LUMP SUM	\$ 17,600	\$ 17,600	91,000	KWH	Evaluate	\$ 0.150	
Existing 2 Exterior Walls - Structural	1	LUMP SUM	\$ 5,600	\$ 5,600	26,000	KWH	Evaluate	\$ 0.150	
Existing 3 Exterior Walls - Structural	1	LUMP SUM	\$ 2,300	\$ 2,300	15,000	KWH	Replace	\$ 0.150	
Standard Exterior Walls - Structural	3	LUMP SUM	\$ 17,600	\$ 52,800	240,000	KWH		\$ 0.150	
Green Replacement Exterior Walls - Structural	3	LUMP SUM	\$ 21,450	\$ 64,350	123,000	KWH		\$ 0.150	

Exterior Walls - Finishes

EUL (years):	10	Comments:							
Repl. Year:	2000								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior Walls - Finishes	1	LUMP SUM	\$ 12,500	\$ 12,500					
Green Replacement Exterior Walls - Finishes	1	LUMP SUM	\$ 18,900	\$ 18,900	Non-Utility Saver		Replace	N/A	

Canopies

EUL (years):	11	Comments:							
Repl. Year:	2000								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Canopies	0		\$ -	\$ -					
Green Replacement Canopies	0	0	\$ -	\$ -	Non-Utility Saver		Replace	N/A	

Tuck-Pointing

EUL (years):	12	Comments:							
Repl. Year:	2000								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Tuck-Pointing	0		\$ -	\$ -					
Green Replacement Tuck-Pointing	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Exterior Paint & Caulking

EUL (years):	13	Comments:							
Repl. Year:	2000								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior Paint & Caulking	1	LUMP SUM	\$ 23,600	\$ 23,600					
Green Replacement Exterior Paint & Caulking	1	LUMP SUM	\$ 35,000	\$ 35,000	Non-Utility Saver		Evaluate	N/A	

Soffits

EUL (years):	14	Comments:							
Repl. Year:	2000								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Soffits	1	LUMP SUM	\$ 1,500	\$ 1,500					
Green Replacement Soffits	1	LUMP SUM	\$ 1,570	\$ 1,570	Non-Utility Saver		Evaluate	N/A	

Siding

EUL (years):	15	Comments:							
Repl. Year:	2000								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Siding	1	LUMP SUM	\$ 2,500	\$ 2,500					
Green Replacement Siding	1	LUMP SUM	\$ 3,800	\$ 3,800	Non-Utility Saver		Evaluate	N/A	

Exterior Stairwells/Fire Escapes

EUL (years):	16	Comments:							
Repl. Year:	2000								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior Stairwells/Fire Escapes	0		\$ -	\$ -					
Green Replacement Exterior Stairwells/Fire Escapes	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Landings & Railings

EUL (years):	17	Comments:							
Repl. Year:	2000								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Landings & Railings	0		\$ -	\$ -					
Green Replacement Landings & Railings	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A	

Balconies & Railings

EUL (years):	18	Comments:							
Repl. Year:	2000								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Balconies & Railings	0		\$ -	\$ -					
Green Replacement Balconies & Railings	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A	

Mail Facilities

EUL (years):	19	Comments:							
Repl. Year:	2000								
RUL (years):	9								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mail Facilities	0		\$ -	\$ -					
Green Replacement Mail Facilities	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A	

Exterior Doors

EUL (years):	15	Comments:							
Repl. Year 1	2007								
Repl. Year 2	2006								
Repl. Year 3	1993								
RUL 1 (years)	12								
RUL 2 (years)	11								
RUL 3 (years)	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Existing 1 Exterior Doors	1	LUMP SUM	\$ 2,400	\$ 2,400	210,000	KWH	Evaluate	\$ 0.150	
Existing 2 Exterior Doors	1	LUMP SUM	\$ 2,300	\$ 2,300	220,000	KWH	Evaluate	\$ 0.150	
Existing 3 Exterior Doors	1	LUMP SUM	\$ 2,200	\$ 2,200	230,000	KWH	Replace	\$ 0.150	
Standard Exterior Doors	3	LUMP SUM	\$ 2,400	\$ 7,200	765,000	KWH		\$ 0.150	
Green Replacement Exterior Doors	3	LUMP SUM	\$ 3,500	\$ 10,500	600,000	KWH		\$ 0.150	

Exterior Door Frames

EUL (years):	9	Comments:							
Repl. Year:	2001								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior Door Frames	1	LUMP SUM	\$ 1,265	\$ 1,265					
Green Replacement Exterior Door Frames	1	LUMP SUM	\$ 1,765	\$ 1,765		Non-Utility Saver	Replace	N/A	

Patio Doors

EUL (years):	10	Comments:							
Repl. Year:	2001								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Patio Doors	1	LUMP SUM	\$ 3,560	\$ 3,560					
Green Replacement Patio Doors	1	LUMP SUM	\$ 4,670	\$ 4,670		Non-Utility Saver	Replace	N/A	

Windows

EUL (years):	15	Comments:	
Repl. Year 1	2007		
Repl. Year 2	2006		
Repl. Year 3	1993		
RUL 1 (years)	12		
RUL 2 (years)	11		
RUL 3 (years)	0		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Windows	1	LUMP SUM	\$ 32,000	\$ 32,000	280,000	KWH	Evaluate	\$ 0.150
Existing 2 Windows	1	LUMP SUM	\$ 31,000	\$ 31,000	270,000	KWH	Evaluate	\$ 0.150
Existing 3 Windows	1	LUMP SUM	\$ 30,000	\$ 30,000	260,000	KWH	Replace	\$ 0.150
Standard Windows	3	LUMP SUM	\$ 32,000	\$ 96,000	765,000	KWH		\$ 0.150
Green Replacement Windows	3	LUMP SUM	\$ 39,700	\$ 119,100	600,000	KWH		\$ 0.150

Window Frames

EUL (years):	12	Comments:	
Repl. Year:	2001		
RUL (years):	3		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Window Frames	1	LUMP SUM	\$ 14,000	\$ 14,000			Evaluate	N/A
Green Replacement Window Frames	1	LUMP SUM	\$ 16,000	\$ 16,000		Non-Utility Saver	Evaluate	N/A

Gutters/Downspouts

EUL (years):	13	Comments:	
Repl. Year:	2001		
RUL (years):	4		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Gutters/Downspouts	1	LUMP SUM	\$ 3,500	\$ 3,500			Evaluate	N/A
Green Replacement Gutters/Downspouts	1	LUMP SUM	\$ 12,500	\$ 12,500		Non-Utility Saver	Evaluate	N/A

Columns & Porches

EUL (years):	14	Comments:	
Repl. Year:	2001		
RUL (years):	5		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Columns & Porches	1	LUMP SUM	\$ 2,500	\$ 2,500			Evaluate	N/A
Green Replacement Columns & Porches	1	LUMP SUM	\$ 2,800	\$ 2,800		Non-Utility Saver	Evaluate	N/A

Decks & Patios

EUL (years):	15	Comments:	
Repl. Year:	2001		
RUL (years):	6		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Decks & Patios	1	LUMP SUM	\$ 1,445	\$ 1,445			Evaluate	N/A
Green Replacement Decks & Patios	1	LUMP SUM	\$ 1,556	\$ 1,556		Non-Utility Saver	Evaluate	N/A

Patio/Unit Fencing

EUL (years):	16	Comments:	
Repl. Year:	2001		
RUL (years):	7		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Patio/Unit Fencing	5000	per linear ft.	\$ 2	\$ 12,000			Evaluate	N/A
Green Replacement Patio/Unit Fencing	5000	per linear ft.	\$ 2	\$ 10,000		Non-Utility Saver	Evaluate	N/A

Exterior Lighting

EUL (years):	15	Comments:	
Repl. Year 1	2007		
Repl. Year 2	2006		
Repl. Year 3	1993		
RUL 1 (years)	12		
RUL 2 (years)	11		
RUL 3 (years)	0		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Exterior Lighting	1	LUMP SUM	\$ 35,000	\$ 35,000	100,000	KWH	Evaluate	\$ 0.150
Existing 1 Exterior Lighting	1	LUMP SUM	\$ 34,000	\$ 34,000	100,000	KWH	Evaluate	\$ 0.150
Existing 3 Exterior Lighting	1	LUMP SUM	\$ 33,000	\$ 33,000	50,000	KWH	Replace	\$ 0.150
Standard Exterior Lighting	3	LUMP SUM	\$ 35,000	\$ 105,000	240,000	KWH		\$ 0.150
Green Replacement Exterior Lighting	3	LUMP SUM	\$ 45,000	\$ 135,000	123,000	KWH		\$ 0.150

Exterior-Other 1 (Specify)

EUL (years):	18	Comments:	
Repl. Year:	2001		
RUL (years):	9		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Exterior-Other 1 (Specify)	0		\$ -	\$ -				
Green Replacement Exterior-Other 1 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Exterior-Other 2 (Specify)

EUL (years):	19	Comments:	
Repl. Year:	2001		
RUL (years):	10		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Exterior-Other 2 (Specify)	0		\$ -	\$ -				
Green Replacement Exterior-Other 2 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Exterior-Other 3 (Specify)

EUL (years):	20	Comments:	
Repl. Year:	2001		
RUL (years):	11		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Exterior-Other 3 (Specify)	0		\$ -	\$ -				
Green Replacement Exterior-Other 3 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Exterior-Other 4 (Specify)

EUL (years):	8	Comments:	
Repl. Year:	2002		
RUL (years):	0		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Exterior-Other 4 (Specify)	0		\$ -	\$ -				
Green Replacement Exterior-Other 4 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Replace	N/A

Exterior-Other 5 (Specify)

EUL (years):	9	Comments:	
Repl. Year:	2002		
RUL (years):	1		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Exterior-Other 5 (Specify)	0		\$ -	\$ -				
Green Replacement Exterior-Other 5 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Replace	N/A

Exterior-Other 6 (Specify)

EUL (years):	10	Comments:	
Repl. Year:	2002		
RUL (years):	2		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Exterior-Other 6 (Specify)	0		\$ -	\$ -				
Green Replacement Exterior-Other 6 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Exterior-Other 7 (Specify)									
EUL (years):	11	Comments:							
Repl. Year:	2002								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior-Other 7 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Exterior-Other 7 (Specify)	0	0	\$ -	\$ -					

Exterior-Other 8 (Specify)									
EUL (years):	12	Comments:							
Repl. Year:	2002								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior-Other 8 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Exterior-Other 8 (Specify)	0	0	\$ -	\$ -					

Exterior-Other 9 (Specify)									
EUL (years):	13	Comments:							
Repl. Year:	2002								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior-Other 9 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Exterior-Other 9 (Specify)	0	0	\$ -	\$ -					

Exterior-Other 10 (Specify)									
EUL (years):	14	Comments:							
Repl. Year:	2002								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Exterior-Other 10 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Exterior-Other 10 (Specify)	0	0	\$ -	\$ -					

Unit Interiors

Interior Painting (non-routine)

EUL (years):	15	Comments:							
Repl. Year:	2002								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior Painting (non-routine)	1	LUMP SUM	\$ 3,500	\$ 3,500					
Green Replacement Interior Painting (non-routine)	1	LUMP SUM	\$ 4,000	\$ 4,000	Non-Utility Saver		Evaluate	N/A	

Interior Doors

EUL (years):	16	Comments:							
Repl. Year:	2002								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior Doors	1	LUMP SUM	\$ 4,500	\$ 4,500					
Green Replacement Interior Doors	1	LUMP SUM	\$ 4,600	\$ 4,600	Non-Utility Saver		Evaluate	N/A	

Interior Door Frames

EUL (years):	17	Comments:							
Repl. Year:	2002								
RUL (years):	9								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior Door Frames	1	LUMP SUM	\$ 1,200	\$ 1,200					
Green Replacement Interior Door Frames	1	LUMP SUM	\$ 1,260	\$ 1,260	Non-Utility Saver		Evaluate	N/A	

Flooring (non-routine)

EUL (years):	18	Comments:							
Repl. Year:	2002								
RUL (years):	10								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Flooring (non-routine)	24	per 1000 SF	\$ 3,000	\$ 72,000					
Green Replacement Flooring (non-routine)	24	per 1000 SF	\$ 4,000	\$ 96,000	Non-Utility Saver		Evaluate	N/A	

Shower/Tub Surrounds

EUL (years):	15	Comments:							
Repl. Year 1	2007								
Repl. Year 2	2006								
Repl. Year 3	1993								
RUL 1 (years)	12								
RUL 2 (years)	11								
RUL 3 (years)	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Existing 1 Shower/Tub Surrounds	100	each	\$ 24	\$ 2,400	265,000	Gallons	Evaluate	\$ 0.002	
Existing 2 Shower/Tub Surrounds	50	each	\$ 24	\$ 1,200	145,000	Gallons	Evaluate	\$ 0.002	
Existing 3 Shower/Tub Surrounds	50	each	\$ 24	\$ 1,200	145,000	Gallons	Replace	\$ 0.002	
Standard Shower/Tub Surrounds	200	each	\$ 24	\$ 4,800	500,000	Gallons		\$ 0.002	
Green Replacement Shower/Tub Surrounds	200	each	\$ 26	\$ 5,200	350,000	Gallons		\$ 0.002	

Toilets

EUL (years):	15	Comments:							
Repl. Year 1	2007								
Repl. Year 2	2006								
Repl. Year 3	1993								
RUL 1 (years)	12								
RUL 2 (years)	11								
RUL 3 (years)	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Existing 1 Toilets	100	each	\$ 300	\$ 30,000	3,000,000	Gallons	Evaluate	\$ 0.002	
Existing 2 Toilets	50	each	\$ 300	\$ 15,000	2,000,000	Gallons	Evaluate	\$ 0.002	
Existing 3 Toilets	50	each	\$ 300	\$ 15,000	1,548,000	Gallons	Replace	\$ 0.002	
Standard Toilets	200	each	\$ 300	\$ 60,000	5,548,000	Gallons		\$ 0.002	
Green Replacement Toilets	200	each	\$ 344	\$ 68,800	2,248,400	Gallons		\$ 0.002	

Vanities

EUL (years):	7	Comments:						
Repl. Year:	2003							
RUL (years):	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Vanities	1	LUMP SUM	\$ 13,400	\$ 13,400				
Green Replacement Vanities	1	LUMP SUM	\$ 15,600	\$ 15,600		Non-Utility Saver	Replace	N/A

Faucets

EUL (years):	15	Comments:						
Repl. Year 1	2007							
Repl. Year 2	2006							
Repl. Year 3	1993							
RUL 1 (years)	12							
RUL 2 (years)	11							
RUL 3 (years)	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Faucets	200	each	\$ 3	\$ 600	1,500,000	Gallons	Evaluate	\$ 0.002
Existing 2 Faucets	100	each	\$ 3	\$ 300	750,000	Gallons	Evaluate	\$ 0.002
Existing 3 Faucets	100	each	\$ 3	\$ 300	750,000	Gallons	Replace	\$ 0.002
Standard Faucets	400	each	\$ 3	\$ 1,200	3,212,000	Gallons		\$ 0.002
Green Replacement Faucets	400	each	\$ 4	\$ 1,600	2,248,400	Gallons		\$ 0.002

Bathroom Flooring (non-cyclical)

EUL (years):	9	Comments:						
Repl. Year:	2003							
RUL (years):	2							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Bathroom Flooring (non-cyclical)	24	per 1000 SF	\$ 2,500	\$ 60,000				
Green Replacement Bathroom Flooring (non-cyclica	24	per 1000 SF	\$ 2,700	\$ 64,800		Non-Utility Saver	Evaluate	N/A

Bathroom Cabinets

EUL (years):	10	Comments:						
Repl. Year:	2003							
RUL (years):	3							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Bathroom Cabinets	1	LUMP SUM	\$ 5,800	\$ 5,800				
Green Replacement Bathroom Cabinets	1	LUMP SUM	\$ 7,700	\$ 7,700		Non-Utility Saver	Evaluate	N/A

Bathroom Exhaust Fans

EUL (years):	11	Comments:						
Repl. Year:	2003							
RUL (years):	4							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Bathroom Exhaust Fans	200	each	\$ 230	\$ 46,000				
Green Replacement Bathroom Exhaust Fans	200	each	\$ 260	\$ 52,000		Non-Utility Saver	Evaluate	N/A

Kitchen Cabinets

EUL (years):	12	Comments:						
Repl. Year:	2003							
RUL (years):	5							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Kitchen Cabinets	1	LUMP SUM	\$ 18,700	\$ 18,700				
Green Replacement Kitchen Cabinets	1	LUMP SUM	\$ 19,900	\$ 19,900		Non-Utility Saver	Evaluate	N/A

Ranges

EUL (years):	13	Comments:						
Repl. Year:	2003							
RUL (years):	6							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Ranges	200	LUMP SUM	\$ 450	\$ 90,000				
Green Replacement Ranges	200	LUMP SUM	\$ 450	\$ 90,000		Non-Utility Saver	Evaluate	N/A

Range Hoods

EUL (years):	14	Comments:						
Repl. Year:	2003							
RUL (years):	7							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Range Hoods	200	each	\$ 86	\$ 17,200				
Green Replacement Range Hoods	200	each	\$ 86	\$ 17,200	Non-Utility Saver		Evaluate	N/A

Refrigerators

EUL (years):	15	Comments:						
Repl. Year 1	2007							
Repl. Year 2	2006							
Repl. Year 3	1993							
RUL 1 (years)	12							
RUL 2 (years)	11							
RUL 3 (years)	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Refrigerators	100	each	\$ 350	\$ 35,000	375,000	KWH	Evaluate	\$ 0.150
Existing 2 Refrigerators	50	each	\$ 350	\$ 17,500	150,000	KWH	Evaluate	\$ 0.150
Existing 3 Refrigerators	50	each	\$ 350	\$ 17,500	150,000	KWH	Replace	\$ 0.150
Standard Refrigerators	200	each	\$ 350	\$ 70,000	765,000	KWH		\$ 0.150
Green Replacement Refrigerators	200	each	\$ 540	\$ 108,000	655,000	KWH		\$ 0.150

Counters and Sinks

EUL (years):	16	Comments:						
Repl. Year:	2003							
RUL (years):	9							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Counters and Sinks	1	LUMP SUM	\$ 5,600	\$ 5,600				
Green Replacement Counters and Sinks	1	LUMP SUM	\$ 7,800	\$ 7,800	Non-Utility Saver		Evaluate	N/A

Dishwasher

EUL (years):	15	Comments:						
Repl. Year 1	2007							
Repl. Year 2	2006							
Repl. Year 3	1993							
RUL 1 (years)	12							
RUL 2 (years)	11							
RUL 3 (years)	0							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Dishwasher	100	each	\$ 450	\$ 45,000	375,000	KWH	Evaluate	\$ 0.150
Existing 2 Dishwasher	50	each	\$ 450	\$ 22,500	160,000	KWH	Evaluate	\$ 0.150
Existing 3 Dishwasher	50	each	\$ 450	\$ 22,500	160,000	KWH	Replace	\$ 0.150
Standard Dishwasher	100	each	\$ 450	\$ 45,000	765,000	KWH		\$ 0.150
Green Replacement Dishwasher	100	each	\$ 560	\$ 56,000	655,000	KWH		\$ 0.150

Garbage Disposal

EUL (years):	18	Comments:						
Repl. Year:	2003							
RUL (years):	11							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Garbage Disposal	200	each	\$ 300	\$ 60,000				
Green Replacement Garbage Disposal	200	each	\$ 300	\$ 60,000	Non-Utility Saver		Evaluate	N/A

Microwave

EUL (years):	19	Comments:						
Repl. Year:	2003							
RUL (years):	12							
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Microwave	200	each	\$ 450	\$ 90,000				
Green Replacement Microwave	200	each	\$ 450	\$ 90,000	Non-Utility Saver		Evaluate	N/A

Lighting

EUL (years):	15	Comments:	
Repl. Year 1	2007		
Repl. Year 2	2006		
Repl. Year 3	1993		
RUL 1 (years)	12		
RUL 2 (years)	11		
RUL 3 (years)	0		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Lighting	400	each	\$ 5	\$ 2,000	375,000	KWH	Evaluate	\$ 0.150
Existing 2 Lighting	300	each	\$ 5	\$ 1,500	160,000	KWH	Evaluate	\$ 0.150
Existing 3 Lighting	100	each	\$ 5	\$ 500	160,000	KWH	Replace	\$ 0.150
Standard Lighting	800	each	\$ 5	\$ 4,000	765,000	KWH		\$ 0.150
Green Replacement Lighting	800	each	\$ 50	\$ 40,000	600,000	KWH		\$ 0.150

Washing Machines

EUL (years):	15	Comments:	
Repl. Year 1	2007		
Repl. Year 2	2006		
Repl. Year 3	1993		
RUL 1 (years)	12		
RUL 2 (years)	11		
RUL 3 (years)	0		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Existing 1 Washing Machines	100	each	\$ 350	\$ 35,000	20,000	KWH	Evaluate	\$ 0.150
Existing 2 Washing Machines	50	each	\$ 350	\$ 17,500	10,000	KWH	Evaluate	\$ 0.150
Existing 3 Washing Machines	50	each	\$ 350	\$ 17,500	11,000	KWH	Replace	\$ 0.150
Standard Washing Machines	200	each	\$ 350	\$ 70,000	35,000	KWH		\$ 0.150
Green Replacement Washing Machines	200	each	\$ 450	\$ 90,000	30,000	KWH		\$ 0.150

Dryers

EUL (years):	7	Comments:	
Repl. Year:	2004		
RUL (years):	1		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Dryers	200	each	\$ 600	\$ 120,000				
Green Replacement Dryers	200	each	\$ 600	\$ 120,000		Non-Utility Saver	Replace	N/A

Call-For-Aid Systems

EUL (years):	8	Comments:	
Repl. Year:	2004		
RUL (years):	2		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Call-For-Aid Systems	0		\$ -	\$ -				
Green Replacement Call-For-Aid Systems	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Stairs and Handrails

EUL (years):	9	Comments:	
Repl. Year:	2004		
RUL (years):	3		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Stairs and Handrails	0		\$ -	\$ -				
Green Replacement Stairs and Handrails	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Interior-Other 1 (Specify)

EUL (years):	10	Comments:	
Repl. Year:	2004		
RUL (years):	4		

ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Interior-Other 1 (Specify)	0		\$ -	\$ -				
Green Replacement Interior-Other 1 (Specify)	0	0	\$ -	\$ -		Non-Utility Saver	Evaluate	N/A

Interior-Other 2 (Specify)									
EUL (years):	11	Comments:							
Repl. Year:	2004								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 2 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 2 (Specify)	0	0	\$ -	\$ -					

Interior-Other 3 (Specify)									
EUL (years):	12	Comments:							
Repl. Year:	2004								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 3 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 3 (Specify)	0	0	\$ -	\$ -					

Interior-Other 4 (Specify)									
EUL (years):	13	Comments:							
Repl. Year:	2004								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 4 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 4 (Specify)	0	0	\$ -	\$ -					

Interior-Other 5 (Specify)									
EUL (years):	14	Comments:							
Repl. Year:	2004								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 5 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 5 (Specify)	0	0	\$ -	\$ -					

Interior-Other 6 (Specify)									
EUL (years):	15	Comments:							
Repl. Year:	2004								
RUL (years):	9								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 6 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 6 (Specify)	0	0	\$ -	\$ -					

Interior-Other 7 (Specify)									
EUL (years):	16	Comments:							
Repl. Year:	2004								
RUL (years):	10								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 7 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 7 (Specify)	0	0	\$ -	\$ -					

Interior-Other 8 (Specify)									
EUL (years):	17	Comments:							
Repl. Year:	2004								
RUL (years):	11								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 8 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Interior-Other 8 (Specify)	0	0	\$ -	\$ -					

Interior-Other 9 (Specify)									
EUL (years):	18	Comments:							
Repl. Year:	2004								
RUL (years):	12								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 9 (Specify)	0		\$ -	\$ -					
Green Replacement Interior-Other 9 (Specify)	0	0	\$ -	\$ -			Non-Utility Saver	Evaluate	N/A

Interior-Other 10 (Specify)									
EUL (years):	19	Comments:							
Repl. Year:	2004								
RUL (years):	13								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Interior-Other 10 (Specify)	0		\$ -	\$ -					
Green Replacement Interior-Other 10 (Specify)	0	0	\$ -	\$ -			Non-Utility Saver	Evaluate	N/A

Mechanical

Water Distribution									
EUL (years):	20	Comments:							
Repl. Year:	2004								
RUL (years):	14								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Water Distribution	4500	per linear ft.	\$ 1	\$ 4,500					
Green Replacement Water Distribution	4500	per linear ft.	\$ 1	\$ 4,500			Non-Utility Saver	Evaluate	N/A

Heating Equipment/System									
EUL (years):	5	Comments:							
Repl. Year:	2005								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Heating Equipment/System	20	per linear ft.	\$ 5,600	\$ 112,000					
Green Replacement Heating Equipment/System	20	per linear ft.	\$ 7,800	\$ 156,000			Non-Utility Saver	Replace	N/A

Electric Distribution									
EUL (years):	6	Comments:							
Repl. Year:	2005								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Electric Distribution	1	LUMP SUM	\$ 4,580	\$ 4,580					
Green Replacement Electric Distribution	1	LUMP SUM	\$ 6,890	\$ 6,890			Non-Utility Saver	Evaluate	N/A

Water Heaters									
EUL (years):	7	Comments:							
Repl. Year:	2005								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Water Heaters	1	LUMP SUM	\$ 18,600	\$ 18,600					
Green Replacement Water Heaters	1	LUMP SUM	\$ 25,000	\$ 25,000			Non-Utility Saver	Evaluate	N/A

Domestic Water - Boilers									
EUL (years):	8	Comments:							
Repl. Year:	2005								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Domestic Water - Boilers	0		\$ -	\$ -					
Green Replacement Domestic Water - Boilers	0	0	\$ -	\$ -			Non-Utility Saver	Evaluate	N/A

Domestic Water-Pumps

EUL (years):	9	Comments:								
Repl. Year:	2005									
RUL (years):	4									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Domestic Water-Pumps			0		\$ -	\$ -				
Green Replacement Domestic Water-Pumps			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Unit Sub-Panels

EUL (years):	10	Comments:								
Repl. Year:	2005									
RUL (years):	5									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Unit Sub-Panels			0		\$ -	\$ -				
Green Replacement Unit Sub-Panels			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Trash Compactor

EUL (years):	11	Comments:								
Repl. Year:	2005									
RUL (years):	6									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Trash Compactor			0		\$ -	\$ -				
Green Replacement Trash Compactor			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Cooling Equipment/Systems

EUL (years):	12	Comments:								
Repl. Year:	2005									
RUL (years):	7									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Cooling Equipment/Systems			0		\$ -	\$ -				
Green Replacement Cooling Equipment/Systems			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Smoke/Fire Detection

EUL (years):	13	Comments:								
Repl. Year:	2005									
RUL (years):	8									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Smoke/Fire Detection			0		\$ -	\$ -				
Green Replacement Smoke/Fire Detection			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Unit Reconfiguration

EUL (years):	14	Comments:								
Repl. Year:	2005									
RUL (years):	9									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Unit Reconfiguration			0		\$ -	\$ -				
Green Replacement Unit Reconfiguration			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Security/Fire Alarm

EUL (years):	15	Comments:								
Repl. Year:	2005									
RUL (years):	10									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Security/Fire Alarm			0		\$ -	\$ -				
Green Replacement Security/Fire Alarm			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Fire Supression System

EUL (years):	16	Comments:							
Repl. Year:	2005								
RUL (years):	11								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Fire Supression System	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Fire Supression System	0	0	\$ -	\$ -					

Generator

EUL (years):	17	Comments:							
Repl. Year:	2005								
RUL (years):	12								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Generator	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Generator	0	0	\$ -	\$ -					

Emergency Lighting

EUL (years):	18	Comments:							
Repl. Year:	2005								
RUL (years):	13								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Emergency Lighting	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Emergency Lighting	0	0	\$ -	\$ -					

Elevator

EUL (years):	19	Comments:							
Repl. Year:	2005								
RUL (years):	14								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Elevator	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Elevator	0	0	\$ -	\$ -					

Mechanical-Other 1 (Specify)

EUL (years):	20	Comments:							
Repl. Year:	2005								
RUL (years):	15								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 1 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 1 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 2 (Specify)

EUL (years):	4	Comments:							
Repl. Year:	2006								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 2 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Replace	N/A	
Green Replacement Mechanical-Other 2 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 3 (Specify)

EUL (years):	5	Comments:							
Repl. Year:	2006								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 3 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 3 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 4(Specify)									
EUL (years):	6	Comments:							
Repl. Year:	2006								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 4(Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 4(Specify)	0	0	\$ -	\$ -					

Mechanical-Other 5 (Specify)									
EUL (years):	7	Comments:							
Repl. Year:	2006								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 5 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 5 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 6 (Specify)									
EUL (years):	8	Comments:							
Repl. Year:	2006								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 6 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 6 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 7 (Specify)									
EUL (years):	9	Comments:							
Repl. Year:	2006								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 7 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 7 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 8 (Specify)									
EUL (years):	10	Comments:							
Repl. Year:	2006								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 8 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 8 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 9 (Specify)									
EUL (years):	11	Comments:							
Repl. Year:	2006								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 9 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 9 (Specify)	0	0	\$ -	\$ -					

Mechanical-Other 10 (Specify)									
EUL (years):	12	Comments:							
Repl. Year:	2006								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Mechanical-Other 10 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Mechanical-Other 10 (Specify)	0	0	\$ -	\$ -					

New Construction

Dwelling Units

EUL (years):	13	Comments:							
Repl. Year:	2006								
RUL (years):	9								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Dwelling Units	0		\$ -	\$ -					
Green Replacement Dwelling Units	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Administrative Building

EUL (years):	14	Comments:							
Repl. Year:	2006								
RUL (years):	10								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Administrative Building	0		\$ -	\$ -					
Green Replacement Administrative Building	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Community Building

EUL (years):	15	Comments:							
Repl. Year:	2006								
RUL (years):	11								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Community Building	1	LUMP SUM	\$ 150,000	\$ 150,000					
Green Replacement Community Building	1	LUMP SUM	\$ 165,000	\$ 165,000	Non-Utility Saver		Evaluate	N/A	

Shop

EUL (years):	16	Comments:							
Repl. Year:	2006								
RUL (years):	12								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Shop	0		\$ -	\$ -					
Green Replacement Shop	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Storage Area

EUL (years):	17	Comments:							
Repl. Year:	2006								
RUL (years):	13								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Storage Area	0		\$ -	\$ -					
Green Replacement Storage Area	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Family Investment Center

EUL (years):	18	Comments:							
Repl. Year:	2006								
RUL (years):	14								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Family Investment Center	0		\$ -	\$ -					
Green Replacement Family Investment Center	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Day Care Center

EUL (years):	19	Comments:							
Repl. Year:	2006								
RUL (years):	15								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Day Care Center	0		\$ -	\$ -					
Green Replacement Day Care Center	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Laundry Areas

EUL (years):	20	Comments:							
Repl. Year:	2006								
RUL (years):	16								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Laundry Areas	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement Laundry Areas	0	0	\$ -	\$ -					

NC-Other 1 (Specify)

EUL (years):	3	Comments:							
Repl. Year:	2007								
RUL (years):	0								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 1 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Replace	N/A	
Green Replacement NC-Other 1 (Specify)	0	0	\$ -	\$ -					

NC-Other 2 (Specify)

EUL (years):	4	Comments:							
Repl. Year:	2007								
RUL (years):	1								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 2 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement NC-Other 2 (Specify)	0	0	\$ -	\$ -					

NC-Other 3 (Specify)

EUL (years):	5	Comments:							
Repl. Year:	2007								
RUL (years):	2								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 3 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement NC-Other 3 (Specify)	0	0	\$ -	\$ -					

NC-Other 4 (Specify)

EUL (years):	6	Comments:							
Repl. Year:	2007								
RUL (years):	3								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 4 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement NC-Other 4 (Specify)	0	0	\$ -	\$ -					

NC-Other 5 (Specify)

EUL (years):	7	Comments:							
Repl. Year:	2007								
RUL (years):	4								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 5 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement NC-Other 5 (Specify)	0	0	\$ -	\$ -					

NC-Other 6 (Specify)

EUL (years):	8	Comments:							
Repl. Year:	2007								
RUL (years):	5								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 6 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	
Green Replacement NC-Other 6 (Specify)	0	0	\$ -	\$ -					

NC-Other 7 (Specify)

EUL (years):	9	Comments:							
Repl. Year:	2007								
RUL (years):	6								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 7 (Specify)	0		\$ -	\$ -					
Green Replacement NC-Other 7 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

NC-Other 8 (Specify)

EUL (years):	10	Comments:							
Repl. Year:	2007								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 8 (Specify)	0		\$ -	\$ -					
Green Replacement NC-Other 8 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

NC-Other 9 (Specify)

EUL (years):	11	Comments:							
Repl. Year:	2007								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 9 (Specify)	0		\$ -	\$ -					
Green Replacement NC-Other 9 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

NC-Other 10 (Specify)

EUL (years):	12	Comments:							
Repl. Year:	2007								
RUL (years):	9								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard NC-Other 10 (Specify)	0		\$ -	\$ -					
Green Replacement NC-Other 10 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Other

Site Acquisition

EUL (years):	13	Comments:							
Repl. Year:	2007								
RUL (years):	10								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Site Acquisition	0		\$ -	\$ -					
Green Replacement Site Acquisition	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Other Fees / Costs

EUL (years):	14	Comments:							
Repl. Year:	2007								
RUL (years):	11								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Other Fees / Costs	1	LUMP SUM	\$ 23,000	\$ 23,000					
Green Replacement Other Fees / Costs	1	LUMP SUM	\$ 23,000	\$ 23,000	Non-Utility Saver		Evaluate	N/A	

Demolition

EUL (years):	15	Comments:							
Repl. Year:	2007								
RUL (years):	12								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Demolition	0		\$ -	\$ -					
Green Replacement Demolition	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Dwelling Unit Conversion

EUL (years):	16	Comments:							
Repl. Year:	2007								
RUL (years):	13								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Dwelling Unit Conversion	0		\$ -	\$ -					
Green Replacement Dwelling Unit Conversion	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Contingency

EUL (years):	17	Comments:							
Repl. Year:	2007								
RUL (years):	14								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Contingency	0		\$ -	\$ -					
Green Replacement Contingency	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Other-Other 1 (Specify)

EUL (years):	18	Comments:							
Repl. Year:	2007								
RUL (years):	15								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Other-Other 1 (Specify)	0		\$ -	\$ -					
Green Replacement Other-Other 1 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Other-Other 2 (Specify)

EUL (years):	19	Comments:							
Repl. Year:	2007								
RUL (years):	16								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Other-Other 2 (Specify)	0		\$ -	\$ -					
Green Replacement Other-Other 2 (Specify)	0		\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Other-Other 3 (Specify)

EUL (years):	20	Comments:								
Repl. Year:	2007									
RUL (years):	17									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 3 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 3 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 4 (Specify)

EUL (years):	3	Comments:								
Repl. Year:	2008									
RUL (years):	1									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 4 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 4 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 5 (Specify)

EUL (years):	4	Comments:								
Repl. Year:	2008									
RUL (years):	2									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 5 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 5 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 6 (Specify)

EUL (years):	5	Comments:								
Repl. Year:	2008									
RUL (years):	3									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 6 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 6 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 7 (Specify)

EUL (years):	6	Comments:								
Repl. Year:	2008									
RUL (years):	4									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 7 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 7 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 8 (Specify)

EUL (years):	7	Comments:								
Repl. Year:	2008									
RUL (years):	5									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 8 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 8 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 9 (Specify)

EUL (years):	8	Comments:								
Repl. Year:	2008									
RUL (years):	6									
ITEM			QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate
Standard Other-Other 9 (Specify)			0		\$ -	\$ -				
Green Replacement Other-Other 9 (Specify)			0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A

Other-Other 10 (Specify)

EUL (years):	9	Comments:							
Repl. Year:	2008								
RUL (years):	7								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Other-Other 10 (Specify)	0		\$ -	\$ -					
Green Replacement Other-Other 10 (Specify)	0	0	\$ -	\$ -	Non-Utility Saver		Evaluate	N/A	

Special Categories

Lead Paint / Asbestos Compliance

EUL (years):	10	Comments:							
Repl. Year:	2008								
RUL (years):	8								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Lead Paint / Asbestos Compliance	1	LUMP SUM	\$ 15,000	\$ 15,000					
Green Replacement Lead Paint / Asbestos Compliance	1	LUMP SUM	\$ 15,000	\$ 15,000	Non-Utility Saver		Evaluate	N/A	

Section 504 Compliance

EUL (years):	11	Comments:							
Repl. Year:	2008								
RUL (years):	9								
ITEM	QTY	Unit of Measure	Unit Cost (\$)	Subtotal (\$)	Usage per Year	Usage Units	Eval. / Repl.	Rate	
Standard Section 504 Compliance	1	LUMP SUM	\$ 10,000	\$ 10,000					
Green Replacement Section 504 Compliance	1	LUMP SUM	\$ 10,000	\$ 10,000	Non-Utility Saver		Evaluate	N/A	

HA Name Sample Housing Authority	HA Number HA001	FY of Assessment 2010	<input type="checkbox"/> Original <input type="checkbox"/> Revision	Date Prepared: Date Revised:
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Physical Needs Assessment Executive Summary

(1.0) Project Data

(1.1) Management Office Address	1234 Main Street Hartford, CT	<input type="checkbox"/> masonry <input type="checkbox"/> metal <input type="checkbox"/> masonry & Disabled <input type="checkbox"/> metal & Disabled (Check) <input type="checkbox"/> not Applicable all that apply) <input type="checkbox"/> official Designation: Elderly <input type="checkbox"/> official Designation: Disabled <input type="checkbox"/> official Designation: Mixed	(1.10) <input type="checkbox"/> Semi-Detached Structure <input type="checkbox"/> Semi-Detached Type(s) <input type="checkbox"/> Row or Townhome (Check) <input type="checkbox"/> Full/Walkup all that <input type="checkbox"/> Elevator apply) <input type="checkbox"/> Non-Dwelling
(1.2) Project Name	Multifamily 1	(1.11) <input type="checkbox"/> Wood Frame <input type="checkbox"/> Metal Frame <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry Construction <input type="checkbox"/> Reinforced Concrete Type(s) <input type="checkbox"/> Flat Roof (Check) <input type="checkbox"/> Gabled Roof all that apply) <input type="checkbox"/> Flat Roof w/ Mansards <input type="checkbox"/> Pressure-Treated Plywood <input type="checkbox"/> Other _____	(1.12) <input type="checkbox"/> Above-grade Foundation <input type="checkbox"/> Crawlspace Type(s) <input type="checkbox"/> Slabs (Check) <input type="checkbox"/> Concrete Pier all that <input type="checkbox"/> Underground Parking apply) <input type="checkbox"/> Other _____
(1.3) Development No.	MU 01-001	(1.13) <input type="checkbox"/> Brick Veneer Envelope <input type="checkbox"/> Metal Doors Type(s) <input type="checkbox"/> Wood Doors (Check) <input type="checkbox"/> Wood Sash Windows all that apply) <input type="checkbox"/> Minimum Windows <input type="checkbox"/> Other _____	(1.14) <input type="checkbox"/> Central Boiler Steam Heat <input type="checkbox"/> Hydronic System <input type="checkbox"/> Gas FAU, Central Mechanical <input type="checkbox"/> Electric FAU, Central System(s) <input type="checkbox"/> Wall-Mounted A/C Unit (Check) <input type="checkbox"/> C Condenser Units all that apply) <input type="checkbox"/> evaporative Cooler Unit <input type="checkbox"/> Other (Heat) _____ <input type="checkbox"/> Other (A/C) _____
(1.4) DOFA Date	5		
(1.5) Year of Last Substantial Mod	1998		
(1.6) Occupancy Rate (Rentable Units Only)	90%		
(1.7) Latest PASS REAC Score	97.00		
Total Units	390		
(1.8) Total Buildings	5		
Occupied Units	350		
Vacant/Rentable Units	40		

(1.15) Bedroom Distribution						
	Eff	1BR	2BR	3BR	4BR	5BR+
(1.15a) Occupied	0	200	100	50	0	0
(1.15b) Vacant	0	10	10	20	0	0
Total Units	0	210	110	70	0	0
Avg Bedrooms per Unit		1.57				

(2.0) Physical Needs Assessment Summary Data

(2.1) PNA Conducted By: (PHA/ 3rd Party)	<input type="checkbox"/> PHA Internally <input type="checkbox"/> 3rd Party Independent	(2.5) Inspector Contact Name:	John Doe				
(2.2) First Year Covered by PNA	1988	(2.6) Company Name or PHA Title:	John Doe Co.				
(2.3) Length of PNA (in years)	5	(2.7) Inspector Contact Phone:	555-1212				
(2.4) Unit Interiors Inspected (#)	125	(2.8) Data Source(s) for PNA	<input type="checkbox"/> Annual Inspections <input type="checkbox"/> Contractor <input type="checkbox"/> REAC Inspections				
Units Inspected as % of Total	32%						
(2.9) Total Residential Buildings	4						
(2.10) Number of Building Exteriors Inspected	10						
(2.11) Total Off-Street Parking Spaces	255						
(2.12) Site Acreage	8.70 acres						
(2.13) Parking Area (in square feet)	30,000 SF	(2.14) Units Inspected by Bedroom Size					
		Eff	1BR	2BR	3BR	4BR	5BR+
		0	50	50	25	0	0
(2.15) Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	<input type="checkbox"/> Yes <input type="checkbox"/> No						
(2.16) Development Has Long-Term Physical and Social Viability	<input type="checkbox"/> Yes <input type="checkbox"/> No						

(3.0) Total Physical Needs Summary

(3.1) Major Category	(3.2) Immediate	(3.3) Years 1-5	(3.4) Years 6-10	(3.5) Years 11-15	(3.6) Years 16-20	(3.7) Total Needs	(3.8) Immed. Need Per Unit	(3.8) Years 1-20 Per Unit
Site - Standard	\$ 162,900	\$ 256,116	\$ 14,490	\$ 67,640	\$ 147,790	\$ 648,936	\$ 418	\$ 1,246
Site - Green	\$ 257,200	\$ 272,200	\$ 15,640	\$ 110,040	\$ 204,140	\$ 859,220	\$ 659	\$ 1,544
Common Buildings - Standard	\$ 5,900	\$ 78,180	\$ 18,600	\$ 6,550	\$ 9,050	\$ 118,280	\$ 15	\$ 288
Common Buildings - Green	\$ 6,200	\$ 91,330	\$ 20,100	\$ 7,050	\$ 13,750	\$ 138,430	\$ 16	\$ 339
Unit Exteriors - Standard	\$ 351,000	\$ 56,160	\$ 27,210	\$ 354,760	\$ 52,365	\$ 841,495	\$ 900	\$ 1,258
Unit Exteriors - Green	\$ 447,200	\$ 81,940	\$ 32,221	\$ 447,120	\$ 81,935	\$ 1,090,416	\$ 1,147	\$ 1,649
Unit Interiors - Standard	\$ 268,400	\$ 250,500	\$ 327,400	\$ 650,200	\$ 168,700	\$ 1,665,200	\$ 688	\$ 3,582
Unit Interiors - Green	\$ 385,200	\$ 264,400	\$ 356,460	\$ 779,700	\$ 174,700	\$ 1,960,460	\$ 988	\$ 4,039
Mechanical - Standard	\$ 112,000	\$ 135,180	\$ 135,180	\$ 121,080	\$ 135,180	\$ 638,620	\$ 287	\$ 1,350
Mechanical - Green	\$ 156,000	\$ 187,890	\$ 187,890	\$ 167,390	\$ 187,890	\$ 887,060	\$ 400	\$ 1,875
Total - Standard	\$ 900,200	\$ 776,136	\$ 522,880	\$ 1,200,230	\$ 513,085	\$ 3,912,531	\$ 2,308	\$ 7,724
Total - Green	\$ 1,251,800	\$ 897,760	\$ 612,311	\$ 1,511,300	\$ 662,415	\$ 4,935,586	\$ 3,210	\$ 9,446
Other	\$ 23,000					\$ 23,000	\$ 59	
Amount of PNA relating to Lead Paint/Asbestos	\$ 15,000					\$ 15,000	\$ 38	
Amount of PNA relating to Section 504 Compliance	\$ 10,000					\$ 10,000	\$ 26	
New Construction - Standard	\$ 150,000					\$ 150,000	\$ 385	
New Construction - Green	\$ 165,000					\$ 165,000	\$ 423	

(3.9) TOTAL PHYSICAL NEEDS - Standard	\$ 3,912,531
(3.10) TOTAL PHYSICAL NEEDS - Green	\$ 4,935,586
(3.11) TOTAL INCREMENTAL COSTS of Green	\$ 673,455
(3.12) INCREMENTAL COSTS of Utility Savers Only	\$ 296,850
(3.13) ANNUAL SAVINGS of Utility Savers Only	\$ 154,811
(3.14) SIMPLE PAYBACK of Utility Savers Only	1.9 years

Electric Savings:	\$ 124,427.15
Natural Gas Savings:	\$ -
Oil Savings:	\$ -
Water Savings:	\$ 30,384.30

(4.0) Standard Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	(4.9) Total Long Term Needs
(4.10) Site - STANDARD	years	years				\$	\$	\$
Asphalt/Concrete	6	-	per 1000 SF	10.0	10	\$ 764	\$ 7,700	\$ 22,920
Seal Coat	9	0	per 10000 SF	2.0	2	\$ 3,425	\$ 6,900	\$ 13,700
Striping	20	0	per linear ft.	600.0	600	\$ 25	\$ 15,000	\$ 15,000
Curb and Gutter	19	0	per linear ft.	800.0	800	\$ 26	\$ 20,800	\$ 20,800
Pedestrian Paving	20	1	per linear ft.	19.0	-	\$ 764	\$ -	\$ 14,516
Signage	18	0	each	100.0	100	\$ 35	\$ 3,500	\$ 3,500
Water Lines/Mains	19	1	per linear ft.	3000.0	-	\$ 12	\$ -	\$ 72,000
Sewer Lines/Mains	20	2	per 10000 SF	4000.0	-	\$ 8	\$ -	\$ 32,000
Irrigation	17	0	LUMP SUM	3.0	3	\$ 15,000	\$ 45,000	\$ 45,000
Lighting	15	0	each	3000.0	3,000	\$ 20	\$ 60,000	\$ 60,000
Storm Drainage	19	2	per linear ft.	300.0	-	\$ 300	\$ -	\$ 90,000
Landscaping	20	3	LUMP SUM	1.0	-	\$ 35,000	\$ -	\$ 35,000
Fencing	16	0	per linear ft.	500.0	500	\$ 8	\$ 4,000	\$ 4,000
Fence Painting	17	1	per square ft.	2000.0	-	\$ 2	\$ -	\$ 8,000
Dumpsters & Enclosures	18	2	LUMP SUM	1.0	-	\$ 5,000	\$ -	\$ 10,000
Electrical Distribution	19	3	LUMP SUM	1.0	-	\$ 34,000	\$ -	\$ 34,000
Playground Areas/Equipment	20	4	LUMP SUM	1.0	-	\$ 5,600	\$ -	\$ 5,600
Site-Other 1 (Specify)	15	0	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 2 (Specify)	16	1	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 3 (Specify)	17	2	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 4 (Specify)	18	3	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 5 (Specify)	19	4	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 6 (Specify)	20	5	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 7 (Specify)	14	0	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 8 (Specify)	15	1	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 9 (Specify)	16	2	0	0.0	-	\$ -	\$ -	\$ -
Site-Other 10 (Specify)	17	3	0	0.0	-	\$ -	\$ -	\$ -
Site - STANDARD Subtotals							\$ 162,900	\$ 486,036

(4.0) Standard Physical Needs Cost Estimate (Cont'd)

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	(4.9) Total Long Term Needs
(4.11) Common Bldg-Rehab STANDARD	years	years				\$	\$	\$
Administrative Building	18	4	LUMP SUM	1	-	\$ 12,000.00	\$ -	\$ 12,000
Community Building	19	5	LUMP SUM	1	-	\$ 50,000.00	\$ -	\$ 50,000
Shop	20	6	LUMP SUM	1	-	\$ 1,600.00	\$ -	\$ 1,600
Storage Area	13	0	LUMP SUM	1	1	\$ 450.00	\$ 500	\$ 450
Central Boiler	14	1	LUMP SUM	1	-	\$ 2,400.00	\$ -	\$ 4,800
Central Chiller	15	2	LUMP SUM	1	-	\$ 2,500.00	\$ -	\$ 5,000
Family Investment Center	16	3	LUMP SUM	1	-	\$ 650.00	\$ -	\$ 1,300
Day Care Center	17	4	LUMP SUM	1	-	\$ 1,750.00	\$ -	\$ 1,750
Laundry Areas	18	5	LUMP SUM	1	-	\$ 4,680.00	\$ -	\$ 4,680
Common Area Washers	19	6	each	20	-	\$ 350.00	\$ -	\$ 7,000
Common Area Dryers	20	7	each	20	-	\$ 500.00	\$ -	\$ 10,000
Common Facilities Kitchen	12	0	LUMP SUM	1	1	\$ 5,400.00	\$ 5,400	\$ 5,400
Common Facilities Appliances	13	1	each	2	-	\$ 350.00	\$ -	\$ 1,400
Common Area Finishes	14	2	LUMP SUM	1	-	\$ 3,500.00	\$ -	\$ 7,000
Common-Other 1 (Specify)	15	3		0	-	\$ -	\$ -	\$ -
Common-Other 2 (Specify)	16	4		0	-	\$ -	\$ -	\$ -
Common-Other 3 (Specify)	17	5		0	-	\$ -	\$ -	\$ -
Common-Other 4 (Specify)	18	6		0	-	\$ -	\$ -	\$ -
Common-Other 5 (Specify)	19	7		0	-	\$ -	\$ -	\$ -
Common-Other 6 (Specify)	20	8		0	-	\$ -	\$ -	\$ -
Common-Other 7 (Specify)	11	0		0	-	\$ -	\$ -	\$ -
Common-Other 8 (Specify)	12	1		0	-	\$ -	\$ -	\$ -
Common-Other 9 (Specify)	13	2		0	-	\$ -	\$ -	\$ -
Common-Other 10 (Specify)	14	3		0	-	\$ -	\$ -	\$ -
Common Bldg STANDARD Subtotals							\$ 5,900	\$ 112,380

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	(4.9) Total Long Term Needs
(4.12) Unit Exteriors STANDARD	years	years				\$	\$	\$
Carports/Surface Garage	15	4	LUMP SUM	1	-	\$ 5,000	\$ -	\$ 10,000
Foundation	16	5		0	-	\$ -	\$ -	\$ -
Foundation Waterproofing	17	6		0	-	\$ -	\$ -	\$ -
Building Slab	18	7		0	-	\$ -	\$ -	\$ -
Roofs	15	0	LUMP SUM	3	3	\$ 25,400	\$ 76,200	\$ 76,200
Exterior Walls - Structural	15	0	LUMP SUM	3	3	\$ 17,600	\$ 52,800	\$ 52,800
Exterior Walls - Finishes	10	0	LUMP SUM	1	1	\$ 12,500	\$ 12,500	\$ 25,000
Canopies	11	1		0	-	\$ -	\$ -	\$ -
Tuck-Pointing	12	2		0	-	\$ -	\$ -	\$ -
Exterior Paint & Caulking	13	3	LUMP SUM	1	-	\$ 23,600	\$ -	\$ 47,200
Soffits	14	4	LUMP SUM	1	-	\$ 1,500	\$ -	\$ 3,000
Siding	15	5	LUMP SUM	1	-	\$ 2,500	\$ -	\$ 5,000
Exterior Stairwells/Fire Escapes	16	6		0	-	\$ -	\$ -	\$ -
Landings & Railings	17	7		0	-	\$ -	\$ -	\$ -
Balconies & Railings	18	8		0	-	\$ -	\$ -	\$ -
Mail Facilities	19	9		0	3	\$ -	\$ -	\$ -
Exterior Doors	15	0	LUMP SUM	3	3	\$ 2,400	\$ 7,200	\$ 7,200
Exterior Door Frames	9	0	LUMP SUM	1	1	\$ 1,265	\$ 1,300	\$ 2,530
Patio Doors	10	1	LUMP SUM	1	-	\$ 3,560	\$ -	\$ 7,120
Windows	15	0	LUMP SUM	3	3	\$ 32,000	\$ 96,000	\$ 96,000
Window Frames	12	3	LUMP SUM	1	-	\$ 14,000	\$ -	\$ 28,000
Gutters/Downspouts	13	4	LUMP SUM	1	-	\$ 3,500	\$ -	\$ 7,000
Columns & Porches	14	5	LUMP SUM	1	-	\$ 2,500	\$ -	\$ 5,000
Decks & Patios	15	6	LUMP SUM	1	-	\$ 1,445	\$ -	\$ 1,445
Patio/Unit Fencing	16	7	per linear ft.	5,000	-	\$ 2	\$ -	\$ 12,000
Exterior Lighting	15	0	LUMP SUM	3	3	\$ 35,000	\$ 105,000	\$ 105,000
Exterior-Other 1 (Specify)	18	9		0	-	\$ -	\$ -	\$ -
Exterior-Other 2 (Specify)	19	10		0	-	\$ -	\$ -	\$ -
Exterior-Other 3 (Specify)	20	11		0	-	\$ -	\$ -	\$ -
Exterior-Other 4 (Specify)	8	0		0	-	\$ -	\$ -	\$ -
Exterior-Other 5 (Specify)	9	1		0	-	\$ -	\$ -	\$ -
Exterior-Other 6 (Specify)	10	2		0	-	\$ -	\$ -	\$ -
Exterior-Other 7 (Specify)	11	3		0	-	\$ -	\$ -	\$ -
Exterior-Other 8 (Specify)	12	4		0	-	\$ -	\$ -	\$ -
Exterior-Other 9 (Specify)	13	5		0	-	\$ -	\$ -	\$ -
Exterior-Other 10 (Specify)	14	6		0	-	\$ -	\$ -	\$ -
Unit Exteriors-STANDARD Subtotals							\$ 351,000	\$ 490,495

(4.0) Standard Physical Needs Cost Estimate (Cont'd)

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	(4.9) Total Long Term Needs
(4.13) Unit Interiors-STANDARD	years	years				\$	\$	\$
Interior Painting (non-routine)	15	7	LUMP SUM	1	-	\$ 3,500	-	3,500
Interior Doors	16	8	LUMP SUM	1	-	\$ 4,500	-	4,500
Interior Door Frames	17	9	LUMP SUM	1	-	\$ 1,200	-	1,200
Flooring (non-routine)	18	10	per 1000 SF	24	-	\$ 3,000	-	72,000
Shower/Tub Surrounds	15	0	each	200	200	\$ 24	4,800	4,800
Toilets	15	0	each	200	200	\$ 300	60,000	60,000
Vanities	7	0	LUMP SUM	1	1	\$ 13,400	13,400	26,800
Faucets	15	0	each	400	400	\$ 3	1,200	1,200
Bathroom Flooring (non-cyclical)	9	2	per 1000 SF	24	-	\$ 2,500	-	180,000
Bathroom Cabinets	10	3	LUMP SUM	1	-	\$ 5,800	-	11,600
Bathroom Exhaust Fans	11	4	each	200	-	\$ 230	-	92,000
Kitchen Cabinets	12	5	LUMP SUM	1	-	\$ 18,700	-	37,400
Ranges	13	6	LUMP SUM	200	-	\$ 450	-	180,000
Range Hoods	14	7	each	200	-	\$ 86	-	17,200
Refrigerators	15	0	each	200	200	\$ 350	70,000	70,000
Counters and Sinks	16	9	LUMP SUM	1	-	\$ 5,600	-	5,600
Dishwasher	15	0	each	100	100	\$ 450	45,000	45,000
Garbage Disposal	18	11	each	200	-	\$ 300	-	60,000
Microwave	19	12	each	200	-	\$ 450	-	90,000
Lighting	15	0	each	800	800	\$ 5	4,000	4,000
Washing Machines	15	0	each	200	200	\$ 350	70,000	70,000
Dryers	7	1	each	200	-	\$ 600	-	360,000
Call-For-Aid Systems	8	2		0	-	\$ -	-	-
Stairs and Handrails	9	3		0	-	\$ -	-	-
Interior-Other 1 (Specify)	10	4		0	-	\$ -	-	-
Interior-Other 2 (Specify)	11	5		0	-	\$ -	-	-
Interior-Other 3 (Specify)	12	6		0	-	\$ -	-	-
Interior-Other 4 (Specify)	13	7		0	-	\$ -	-	-
Interior-Other 5 (Specify)	14	8		0	-	\$ -	-	-
Interior-Other 6 (Specify)	15	9		0	-	\$ -	-	-
Interior-Other 7 (Specify)	16	10		0	-	\$ -	-	-
Interior-Other 8 (Specify)	17	11		0	-	\$ -	-	-
Interior-Other 9 (Specify)	18	12		0	-	\$ -	-	-
Interior-Other 10 (Specify)	19	13		0	-	\$ -	-	-
Unit Interiors-STANDARD Subtotals							268,400	1,396,800

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed	(4.9) Total Long Term Needs
(4.14) Mechanical-STANDARD	years	years				\$	\$	\$
Water Distribution	20	14	per linear ft.	4,500	-	\$ 1.00	\$ -	\$ 4,500
Heating Equipment/System	5	0	per linear ft.	20	20	\$ 5,600.00	\$ 112,000	\$ 448,000
Electric Distribution	6	1	LUMP SUM	1	-	\$ 4,580.00	\$ -	\$ 18,320
Water Heaters	7	2	LUMP SUM	1	-	\$ 18,600.00	\$ -	\$ 55,800
Domestic Water - Boilers	8	3		0	-	\$ -	\$ -	\$ -
Domestic Water-Pumps	9	4		0	-	\$ -	\$ -	\$ -
Unit Sub-Panels	10	5		0	-	\$ -	\$ -	\$ -
Trash Compactor	11	6		0	-	\$ -	\$ -	\$ -
Cooling Equipment/Systems	12	7		0	-	\$ -	\$ -	\$ -
Smoke/Fire Detection	13	8		0	-	\$ -	\$ -	\$ -
Unit Reconfiguration	14	9		0	-	\$ -	\$ -	\$ -
Security/Fire Alarm	15	10		0	-	\$ -	\$ -	\$ -
Fire Supression System	16	11		0	-	\$ -	\$ -	\$ -
Generator	17	12		0	-	\$ -	\$ -	\$ -
Emergency Lighting	18	13		0	-	\$ -	\$ -	\$ -
Elevator	19	14		0	-	\$ -	\$ -	\$ -
Mechanical-Other 1 (Specify)	20	15		0	-	\$ -	\$ -	\$ -
Mechanical-Other 2 (Specify)	4	0		0	-	\$ -	\$ -	\$ -
Mechanical-Other 3 (Specify)	5	1		0	-	\$ -	\$ -	\$ -
Mechanical-Other 4 (Specify)	6	2		0	-	\$ -	\$ -	\$ -
Mechanical-Other 5 (Specify)	7	3		0	-	\$ -	\$ -	\$ -
Mechanical-Other 6 (Specify)	8	4		0	-	\$ -	\$ -	\$ -
Mechanical-Other 7 (Specify)	9	5		0	-	\$ -	\$ -	\$ -
Mechanical-Other 8 (Specify)	10	6		0	-	\$ -	\$ -	\$ -
Mechanical-Other 9 (Specify)	11	7		0	-	\$ -	\$ -	\$ -
Mechanical-Other 10 (Specify)	12	8		0	-	\$ -	\$ -	\$ -
Mechanical-STANDARD Subtotals							\$ 112,000	\$ -

(4.0) Standard Physical Needs Cost Estimate (Cont'd)

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed
(4.15) New Construction-STANDARD	years	years					
Dwelling Units	13	9		0	-	\$ -	\$ -
Administrative Building	14	10		0	-	\$ -	\$ -
Community Building	15	11	LUMP SUM	1	1	\$ 150,000.00	\$ 150,000
Shop	16	12		0	-	\$ -	\$ -
Storage Area	17	13		0	-	\$ -	\$ -
Family Investment Center	18	14		0	-	\$ -	\$ -
Day Care Center	19	15		0	-	\$ -	\$ -
Laundry Areas	20	16		0	-	\$ -	\$ -
NC-Other 1 (Specify)	3	0		0	-	\$ -	\$ -
NC-Other 2 (Specify)	4	1		0	-	\$ -	\$ -
NC-Other 3 (Specify)	5	2		0	-	\$ -	\$ -
NC-Other 4 (Specify)	6	3		0	-	\$ -	\$ -
NC-Other 5 (Specify)	7	4		0	-	\$ -	\$ -
NC-Other 6 (Specify)	8	5		0	-	\$ -	\$ -
NC-Other 7 (Specify)	9	6		0	-	\$ -	\$ -
NC-Other 8 (Specify)	10	7		0	-	\$ -	\$ -
NC-Other 9 (Specify)	11	8		0	-	\$ -	\$ -
NC-Other 10 (Specify)	12	9		0	-	\$ -	\$ -
New Const.-STANDARD Subtotals							\$ 150,000

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed
(4.16) Other	years	years				\$	\$
Site Acquisition	13	10		0	-	\$ -	\$ -
Other Fees and Costs	14	11	LUMP SUM	1	1	\$ 23,000.00	\$ 23,000
Demolition	15	12		0	-	\$ -	\$ -
Dwelling Unit Conversion	16	13		0	-	\$ -	\$ -
Contingency	17	14		0	-	\$ -	\$ -
Other-Other 1 (Specify)	18	15		0	-	\$ -	\$ -
Other-Other 2 (Specify)	19	16		0	-	\$ -	\$ -
Other-Other 3 (Specify)	20	17		0	-	\$ -	\$ -
Other-Other 4 (Specify)	3	1		0	-	\$ -	\$ -
Other-Other 5 (Specify)	4	2		0	-	\$ -	\$ -
Other-Other 6 (Specify)	5	3		0	-	\$ -	\$ -
Other-Other 7 (Specify)	6	4		0	-	\$ -	\$ -
Other-Other 8 (Specify)	7	5		0	-	\$ -	\$ -
Other-Other 9 (Specify)	8	6		0	-	\$ -	\$ -
Other-Other 10 (Specify)	9	7		0	-	\$ -	\$ -
Other Subtotals (No Green)							\$ 23,000

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost per Quantity	(4.8) Immediate Repairs Needed
(4.17) Special Categories	years	years					
Amt of PNA Lead Paint/Asbestos Compliance	10	8	LUMP SUM	1	1	\$ 15,000.00	\$ 15,000
Amount of PNA Relating to Section 504 Compliance	11	9	LUMP SUM	1	1	\$ 10,000.00	\$ 10,000
Special Cat. Subtotals (No Green)							\$ 48,000

(5.0) Green Physical Needs Cost Estimate

(5.1) Category	(5.2) Estimated Useful Life	(5.3) Useful Life Remaining	(5.4) Method	(5.5) Total Quantity	(5.6) Current Needs Quantity	(5.7) Cost per Quantity	(5.8) Immediate Repairs Needed	(5.9) Total Long Term Needs
(5.10) Site-GREEN	years	years				\$	\$	\$
Asphalt/Concrete	6	0	per 1000 SF	10.0	10	\$ 804	\$ 8,100	\$ 24,120.00
Seal Coat	9	0	per 10000 SF	2.0	2	\$ 3,800	\$ 7,600	\$ 15,200.00
Striping	20	0	per linear ft.	600.0	600	\$ 25	\$ 15,000	\$ 15,000.00
Curb and Gutter	19	0	per linear ft.	800.0	800	\$ 26	\$ 20,800	\$ 20,800.00
Pedestrian Paving	20	1	per linear ft.	19.0	-	\$ 900	\$ -	\$ 17,100.00
Signage	18	0	each	100.0	100	\$ 37	\$ 3,700	\$ 3,700.00
Water Lines/Mains	19	1	per linear ft.	3000.0	-	\$ 12	\$ -	\$ 72,000.00
Sewer Lines/Mains	20	2	per 10000 SF	4000.0	-	\$ 8	\$ -	\$ 32,000.00
Irrigation	17	0	LUMP SUM	3.0	3	\$ 32,000	\$ 96,000	\$ 96,000.00
Lighting	15	0	each	3000.0	3,000	\$ 34	\$ 102,000	\$ 102,000.00
Storm Drainage	19	2	per linear ft.	300.0	-	\$ 325	\$ -	\$ 97,500.00
Landscaping	20	3	LUMP SUM	1.0	-	\$ 36,000	\$ -	\$ 36,000.00
Fencing	16	0	per linear ft.	500.0	500	\$ 8	\$ 4,000	\$ 4,000.00
Fence Painting	17	1	per square ft.	2000.0	-	\$ 4	\$ -	\$ 16,000.00
Dumpsters & Enclosures	18	2	LUMP SUM	1.0	-	\$ 5,000	\$ -	\$ 10,000.00
Electrical Distibution	19	3	LUMP SUM	1.0	-	\$ 34,000	\$ -	\$ 34,000.00
Playground Areas/Equipment	20	4	LUMP SUM	1.0	-	\$ 6,600	\$ -	\$ 6,600.00
Site-Other 1 (Specify)	15	0		0.0	-	\$ -	\$ -	\$ -
Site-Other 2 (Specify)	16	1		0.0	-	\$ -	\$ -	\$ -
Site-Other 3 (Specify)	17	2		0.0	-	\$ -	\$ -	\$ -
Site-Other 4 (Specify)	18	3		0.0	-	\$ -	\$ -	\$ -
Site-Other 5 (Specify)	19	4		0.0	-	\$ -	\$ -	\$ -
Site-Other 6 (Specify)	20	5		0.0	-	\$ -	\$ -	\$ -
Site-Other 7 (Specify)	14	0		0.0	-	\$ -	\$ -	\$ -
Site-Other 8 (Specify)	15	1		0.0	-	\$ -	\$ -	\$ -
Site-Other 9 (Specify)	16	2		0.0	-	\$ -	\$ -	\$ -
Site-Other 10 (Specify)	17	3		0.0	-	\$ -	\$ -	\$ -
Site-GREEN Subtotals							\$ 257,200	\$ 602,020.00

(5.1) Category	(5.2) Estimated Useful Life	(5.3) Useful Life Remaining	(5.4) Method	(5.5) Total Quantity	(5.6) Current Needs Quantity	(5.7) Cost per Quantity	(5.8) Immediate Repairs Needed	(5.9) Total Long Term Needs
(5.11) Common Bldgs-Rehab GREEN	years	years				\$	\$	\$
Administrative Building	18	4	LUMP SUM	1	-	\$ 12,500.00	\$ -	\$ 12,500.00
Community Building	19	5	LUMP SUM	1	-	\$ 56,000.00	\$ -	\$ 56,000.00
Shop	20	6	LUMP SUM	1	-	\$ 1,600.00	\$ -	\$ 1,600.00
Storage Area	13	0	LUMP SUM	1	1	\$ 450.00	\$ 500	\$ 450.00
Central Boiler	14	1	LUMP SUM	1	-	\$ 3,800.00	\$ -	\$ 7,600.00
Central Chiller	15	2	LUMP SUM	1	-	\$ 5,600.00	\$ -	\$ 11,200.00
Family Investment Center	16	3	LUMP SUM	1	-	\$ 650.00	\$ -	\$ 1,300.00
Day Care Center	17	4	LUMP SUM	1	-	\$ 2,400.00	\$ -	\$ 2,400.00
Laundry Areas	18	5	LUMP SUM	1	-	\$ 5,780.00	\$ -	\$ 5,780.00
Common Area Washers	19	6	each	20	-	\$ 385.00	\$ -	\$ 7,700.00
Common Area Dryers	20	7	each	20	-	\$ 540.00	\$ -	\$ 10,800.00
Common Facilities Kitchen	12	0	LUMP SUM	1	1	\$ 5,700.00	\$ 5,700	\$ 5,700.00
Common Facilities Appliances	13	1	each	2	-	\$ 450.00	\$ -	\$ 1,800.00
Common Area Finishes	14	2	LUMP SUM	1	-	\$ 3,700.00	\$ -	\$ 7,400.00
Common-Other 1 (Specify)	15	3		0	-	\$ -	\$ -	\$ -
Common-Other 2 (Specify)	16	4		0	-	\$ -	\$ -	\$ -
Common-Other 3 (Specify)	17	5		0	-	\$ -	\$ -	\$ -
Common-Other 4 (Specify)	18	6		0	-	\$ -	\$ -	\$ -
Common-Other 5 (Specify)	19	7		0	-	\$ -	\$ -	\$ -
Common-Other 6 (Specify)	20	8		0	-	\$ -	\$ -	\$ -
Common-Other 7 (Specify)	11	0		0	-	\$ -	\$ -	\$ -
Common-Other 8 (Specify)	12	1		0	-	\$ -	\$ -	\$ -
Common-Other 9 (Specify)	13	2		0	-	\$ -	\$ -	\$ -
Common-Other 10 (Specify)	14	3		0	-	\$ -	\$ -	\$ -
Common Bldgs-GREEN Subtotals							\$ 6,200	\$ -

(5.0) Green Physical Needs Cost Estimate (Cont'd)

(5.1) Category	(5.2) Estimated Useful Life	(5.3) Useful Life Remaining	(5.4) Method	(5.5) Total Quantity	(5.6) Current Needs Quantity	(5.7) Cost per Quantity	(5.8) Immediate Repairs Needed	(5.9) Total Long Term Needs
(5.12) Unit Exteriors	years	years				\$	\$	\$
Carpports/Surface Garage	15	4	LUMP SUM	1	-	\$ 5,600	\$ -	\$ 11,200
Foundation	16	5	0	-	-	\$ -	\$ -	\$ -
Foundation Waterproofing	17	6	0	-	-	\$ -	\$ -	\$ -
Building Slab	18	7	0	-	-	\$ -	\$ -	\$ -
Roofs	15	0	LUMP SUM	3	3	\$ 32,500	\$ 97,500	\$ 97,500
Exterior Walls - Structural	15	0	LUMP SUM	3	3	\$ 21,450	\$ 64,400	\$ 64,350
Exterior Walls - Finishes	10	0	LUMP SUM	1	1	\$ 18,900	\$ 18,900	\$ 37,800
Canopies	11	1	0	-	-	\$ -	\$ -	\$ -
Tuck-Pointing	12	2	0	-	-	\$ -	\$ -	\$ -
Exterior Paint & Caulking	13	3	LUMP SUM	1	-	\$ 35,000	\$ -	\$ 70,000
Soffits	14	4	LUMP SUM	1	-	\$ 1,570	\$ -	\$ 3,140
Siding	15	5	LUMP SUM	1	-	\$ 3,800	\$ -	\$ 7,600
Exterior Stairwells/Fire Escapes	16	6	0	-	-	\$ -	\$ -	\$ -
Landings & Railings	17	7	0	-	-	\$ -	\$ -	\$ -
Balconies & Railings	18	8	0	-	-	\$ -	\$ -	\$ -
Mail Facilities	19	9	0	-	-	\$ -	\$ -	\$ -
Exterior Doors	15	0	LUMP SUM	3	3	\$ 3,500	\$ 10,500	\$ 10,500
Exterior Door Frames	9	0	LUMP SUM	1	1	\$ 1,765	\$ 1,800	\$ 3,530
Patio Doors	10	1	LUMP SUM	1	-	\$ 4,670	\$ -	\$ 9,340
Windows	15	0	LUMP SUM	3	3	\$ 39,700	\$ 119,100	\$ 119,100
Window Frames	12	3	LUMP SUM	1	-	\$ 16,000	\$ -	\$ 32,000
Gutters/Downspouts	13	4	LUMP SUM	1	-	\$ 12,500	\$ -	\$ 25,000
Columns & Porches	14	5	LUMP SUM	1	-	\$ 2,800	\$ -	\$ 5,600
Decks & Patios	15	6	LUMP SUM	1	-	\$ 1,556	\$ -	\$ 1,556
Patio/Unit Fencing	16	7	per linear ft.	5,000	-	\$ 2	\$ -	\$ 10,000
Exterior Lighting	15	0	LUMP SUM	3	3	\$ 45,000	\$ 135,000	\$ 135,000
Exterior-Other 1 (Specify)	18	9	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 2 (Specify)	19	10	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 3 (Specify)	20	11	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 4 (Specify)	8	0	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 5 (Specify)	9	1	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 6 (Specify)	10	2	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 7 (Specify)	11	3	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 8 (Specify)	12	4	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 9 (Specify)	13	5	0	-	-	\$ -	\$ -	\$ -
Exterior-Other 10 (Specify)	14	6	0	-	-	\$ -	\$ -	\$ -
Green Unit Exterior Subtotals							\$ 447,200	\$ 643,216

(5.0) Green Physical Needs Cost Estimate (Cont'd)

(5.1) Category	(5.2) Estimated Useful Life	(5.3) Useful Life Remaining	(5.4) Method	(5.5) Total Quantity	(5.6) Current Needs Quantity	(5.7) Cost per Quantity	(5.8) Immediate Repairs Needed	(5.9) Total Long Term Needs
(5.13) Unit Interiors	years	years				\$	\$	\$
Interior Painting (non-routine)	15	7	LUMP SUM	1	-	\$ 4,000	\$ -	\$ 4,000.00
Interior Doors	16	8	LUMP SUM	1	-	\$ 4,600	\$ -	\$ 4,600.00
Interior Door Frames	17	9	LUMP SUM	1	-	\$ 1,260	\$ -	\$ 1,260.00
Flooring (non-routine)	18	10	per 1000 SF	24	-	\$ 4,000	\$ -	\$ 96,000.00
Shower/Tub Surrounds	15	0	each	200	200	\$ 26	\$ 5,200	\$ 5,200.00
Toilets	15	0	each	200	200	\$ 344	\$ 68,800	\$ 68,800.00
Vanities	7	0	LUMP SUM	1	1	\$ 15,600	\$ 15,600	\$ 31,200.00
Faucets	15	0	each	400	400	\$ 4	\$ 1,600	\$ 1,600.00
Bathroom Flooring (non-cyclical)	9	2	per 1000 SF	24	-	\$ 2,700	\$ -	\$ 194,400.00
Bathroom Cabinets	10	3	LUMP SUM	1	-	\$ 7,700	\$ -	\$ 15,400.00
Bathroom Exhaust Fans	11	4	each	200	-	\$ 260	\$ -	\$ 104,000.00
Kitchen Cabinets	12	5	LUMP SUM	1	-	\$ 19,900	\$ -	\$ 39,800.00
Ranges	13	6	LUMP SUM	200	-	\$ 450	\$ -	\$ 180,000.00
Range Hoods	14	7	each	200	-	\$ 86	\$ -	\$ 17,200.00
Refrigerators	15	0	each	200	200	\$ 540	\$ 108,000	\$ 108,000.00
Counters and Sinks	16	9	LUMP SUM	1	-	\$ 7,800	\$ -	\$ 7,800.00
Dishwasher	15	0	each	100	100	\$ 560	\$ 56,000	\$ 56,000.00
Garbage Disposal	18	11	each	200	-	\$ 300	\$ -	\$ 60,000.00
Microwave	19	12	each	200	-	\$ 450	\$ -	\$ 90,000.00
Lighting	15	0	each	800	800	\$ 50	\$ 40,000	\$ 40,000.00
Washing Machines	15	0	each	200	200	\$ 450	\$ 90,000	\$ 90,000.00
Dryers	7	1	each	200	-	\$ 600	\$ -	\$ 360,000.00
Call-For-Aid Systems	8	2		0	-	\$ -	\$ -	\$ -
Stairs and Handrails	9	3		0	-	\$ -	\$ -	\$ -
Interior-Other 1 (Specify)	10	4		0	-	\$ -	\$ -	\$ -
Interior-Other 2 (Specify)	11	5		0	-	\$ -	\$ -	\$ -
Interior-Other 3 (Specify)	12	6		0	-	\$ -	\$ -	\$ -
Interior-Other 4 (Specify)	13	7		0	-	\$ -	\$ -	\$ -
Interior-Other 5 (Specify)	14	8		0	-	\$ -	\$ -	\$ -
Interior-Other 6 (Specify)	15	9		0	-	\$ -	\$ -	\$ -
Interior-Other 7 (Specify)	16	10		0	-	\$ -	\$ -	\$ -
Interior-Other 8 (Specify)	17	11		0	-	\$ -	\$ -	\$ -
Interior-Other 9 (Specify)	18	12		0	-	\$ -	\$ -	\$ -
Interior-Other 10 (Specify)	19	13		0	-	\$ -	\$ -	\$ -
Green Unit Interior Subtotals							\$ 385,200	\$ 1,575,260

(5.1) Category	(5.2) Estimated Useful Life	(5.3) Useful Life Remaining	(5.4) Method	(5.5) Total Quantity	(5.6) Current Needs Quantity	(5.7) Cost per Quantity	(5.8) Immediate Repairs Needed	(5.9) Total Long Term Needs
(5.14) Mechanical	years	years				\$	\$	\$
Water Distribution	20	14	per linear ft.	4,500	-	\$ 1.00	\$ -	\$ 4,500.00
Heating Equipment/System	5	0	per linear ft.	20	20	\$ 7,800.00	\$ 156,000	\$ 624,000.00
Electric Distribution	6	1	LUMP SUM	1	-	\$ 6,890.00	\$ -	\$ 27,560.00
Water Heaters	7	2	LUMP SUM	1	-	\$ 25,000.00	\$ -	\$ 75,000.00
Domestic Water - Boilers	8	3		0	-	\$ -	\$ -	\$ -
Domestic Water-Pumps	9	4		0	-	\$ -	\$ -	\$ -
Unit Sub-Panels	10	5		0	-	\$ -	\$ -	\$ -
Trash Compactor	11	6		0	-	\$ -	\$ -	\$ -
Cooling Equipment/Systems	12	7	LUMP SUM	-	-	\$ -	\$ -	\$ -
Smoke/Fire Detection	13	8		0	-	\$ -	\$ -	\$ -
Unit Reconfiguration	14	9		0	-	\$ -	\$ -	\$ -
Security/Fire Alarm	15	10		0	-	\$ -	\$ -	\$ -
Fire Supression System	16	11		0	-	\$ -	\$ -	\$ -
Generator	17	12		0	-	\$ -	\$ -	\$ -
Emergency Lighting	18	13		0	-	\$ -	\$ -	\$ -
Elevator	19	14		0	-	\$ -	\$ -	\$ -
Mechanical-Other 1 (Specify)	20	15		0	-	\$ -	\$ -	\$ -
Mechanical-Other 2 (Specify)	4	0		0	-	\$ -	\$ -	\$ -
Mechanical-Other 3 (Specify)	5	1		0	-	\$ -	\$ -	\$ -
Mechanical-Other 4 (Specify)	6	2		0	-	\$ -	\$ -	\$ -
Mechanical-Other 5 (Specify)	7	3		0	-	\$ -	\$ -	\$ -
Mechanical-Other 6 (Specify)	8	4		0	-	\$ -	\$ -	\$ -
Mechanical-Other 7 (Specify)	9	5		0	-	\$ -	\$ -	\$ -
Mechanical-Other 8 (Specify)	10	6		0	-	\$ -	\$ -	\$ -
Mechanical-Other 9 (Specify)	11	7		0	-	\$ -	\$ -	\$ -
Mechanical-Other 10 (Specify)	12	8		0	-	\$ -	\$ -	\$ -
Green Mechanical Subtotals							\$ 156,000	\$ -

(5.1) Category	(5.2) Estimated Useful Life	(5.3) Useful Life Remaining	(5.4) Method	(5.5) Total Quantity	(5.6) Current Needs Quantity	(5.7) Cost per Quantity	(5.8) Immediate Repairs Needed
(5.15) New Construction	years	years					
Dwelling Units	13	9	0	-	-	\$ -	\$ -
Administrative Building	14	10	0	-	-	\$ -	\$ -
Community Building	15	11	LUMP SUM	1	1	\$ 165,000.00	\$ 165,000
Shop	16	12	0	-	-	\$ -	\$ -
Storage Area	17	13	0	-	-	\$ -	\$ -
Family Investment Center	18	14	0	-	-	\$ -	\$ -
Day Care Center	19	15	0	-	-	\$ -	\$ -
Laundry Areas	20	16	0	-	-	\$ -	\$ -
NC-Other 1 (Specify)	3	0	0	-	-	\$ -	
NC-Other 2 (Specify)	4	1	0	-	-	\$ -	
NC-Other 3 (Specify)	5	2	0	-	-	\$ -	
NC-Other 4 (Specify)	6	3	0	-	-	\$ -	
NC-Other 5(Specify)	7	4	0	-	-	\$ -	
NC-Other 6 (Specify)	8	5	0	-	-	\$ -	
NC-Other 7 (Specify)	9	6	0	-	-	\$ -	
NC-Other 8 (Specify)	10	7	0	-	-	\$ -	\$ -
NC-Other 9 (Specify)	11	8	0	-	-	\$ -	\$ -
NC-Other 10 (Specify)	12	9	0	-	-	\$ -	\$ -
Standard New Construction Subtotals							\$ 165,000

		Domestic Water-Pumps										Domestic Water-Pumps										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Unit Sub-Panels										Unit Sub-Panels										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Trash Compactor										Trash Compactor										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Cooling Equipment/Systems										Cooling Equipment/Systems										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Smoke/Fire Detection										Smoke/Fire Detection										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Unit Reconfiguration										Unit Reconfiguration										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Security/Fire Alarm										Security/Fire Alarm										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Fire Suppression System										Fire Suppression System										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
		Generator										Generator										
		Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Mechanical-Other 8 (Specify)													Mechanical-Other 8 (Specify)												
Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 20	Year 20			
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030			
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			

Mechanical-Other 9 (Specify)													Mechanical-Other 9 (Specify)												
Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 20	Year 20			
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030			
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			

Mechanical-Other 10 (Specify)													Mechanical-Other 10 (Specify)												
Immediate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 20	Year 20			
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030			
Standard	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			
Green	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-			

EUL	Benchmark
5	4 years
6	5 years
7	5 years
8	6 years
9	7 years
10	7 years
11	8 years
12	8 years
13	9 years
14	9 years
15	10 years
16	10 years
17	10 years
18	11 years
19	11 years
20	12 years
25	13 years
30	14 years
35	15 years
40	15 years
45	16 years
50	16 years

Yes
No

- 1.5** Program Standard Early Replacement Threshold
- 15.0%** Program Standard % of EUL for Early Replacement

Pass	Fail	
Yes	No	
Green #1	Green #2	N/A

Now	End of Cycle
Green	Traditional

Energy Executive Summary

Site	Utility Saver (Y/N)	Incremental Cost	Annual Utility / Water Savings	Annual Savings	Simple Payback
Asphalt/Concrete	no	\$ 1,200	n/a	n/a	n/a
Seal Coat	no	\$ 1,500	n/a	n/a	n/a
Striping	no	\$ -	n/a	n/a	n/a
Curb and Gutter	no	\$ -	n/a	n/a	n/a
Pedestrian Paving	no	\$ 2,584	n/a	n/a	n/a
Signage	no	\$ 200	n/a	n/a	n/a
Water Lines/Mains	no	\$ -	n/a	n/a	n/a
Sewer Lines/Mains	no	\$ -	n/a	n/a	n/a
Irrigation	yes	\$ 51,000	5000000 Gallons	\$ 22,500	2.3
Lighting	yes	\$ 42,000	17480 KWH	\$ 7,227.00	5.8
Storm Drainage	no	\$ 7,500	n/a	n/a	n/a
Landscaping	no	\$ 1,000	n/a	n/a	n/a
Fencing	no	\$ -	n/a	n/a	n/a
Fence Painting	no	\$ 8,000	n/a	n/a	n/a
Dumpsters & Enclosures	no	\$ -	n/a	n/a	n/a
Electrical Distribution	no	\$ -	n/a	n/a	n/a
Playground Areas/Equipment	no	\$ 1,000	n/a	n/a	n/a
Site-Other 1 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 2 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 3 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 4 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 5 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 6 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 7 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 8 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 9 (Specify)	no	\$ -	n/a	n/a	n/a
Site-Other 10 (Specify)	no	\$ -	n/a	n/a	n/a

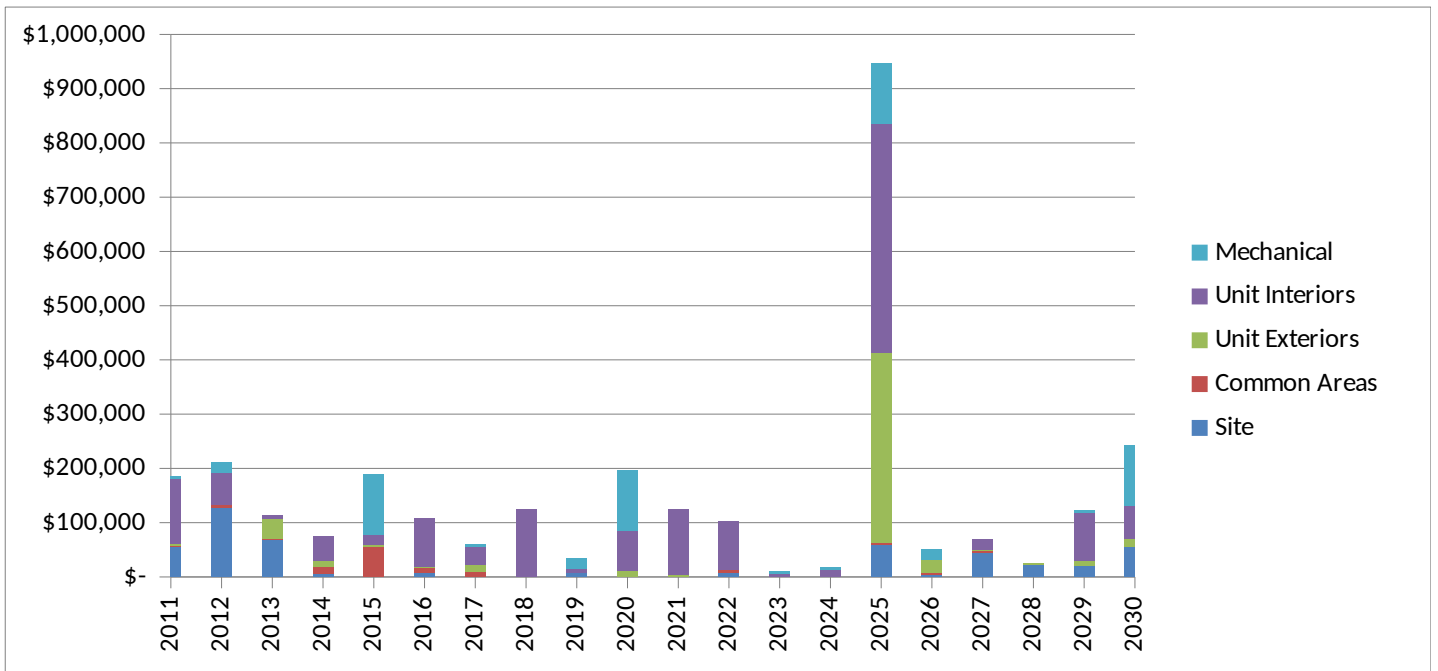
<u>Common Areas</u>	Utility Saver (Y/N)	Incremental Cost	Annual Utility / Water Savings	Annual Savings	Simple Payback
Administrative Building	no	\$ 500	n/a	n/a	n/a
Community Building	no	\$ 6,000	n/a	n/a	n/a
Shop	no	\$ -	n/a	n/a	n/a
Storage Area	no	\$ -	n/a	n/a	n/a
Central Boiler	no	\$ 2,800	n/a	n/a	n/a
Central Chiller	no	\$ 6,200	n/a	n/a	n/a
Family Investment Center	no	\$ -	n/a	n/a	n/a
Day Care Center	no	\$ 650	n/a	n/a	n/a
Laundry Areas	no	\$ 1,100	n/a	n/a	n/a
Common Area Washers	no	\$ 700	n/a	n/a	n/a
Common Area Dryers	no	\$ 800	n/a	n/a	n/a
Common Facilities Kitchen	no	\$ 300	n/a	n/a	n/a
Common Facilities Appliances	no	\$ 400	n/a	n/a	n/a
Common Area Finishes	no	\$ 400	n/a	n/a	n/a
Common-Other 1 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 2 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 3 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 4 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 5 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 6 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 7 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 8 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 9 (Specify)	no	\$ -	n/a	n/a	n/a
Common-Other 10 (Specify)	no	\$ -	n/a	n/a	n/a

<u>Unit Exteriors</u>	Utility Saver (Y/N)	Incremental Cost	Annual Utility / Water Savings	Annual Savings	Simple Payback
Carports/Surface Garage	no	\$ 1,200	n/a	n/a	n/a
Foundation	no	\$ -	n/a	n/a	n/a
Foundation Waterproofing	no	\$ -	n/a	n/a	n/a
Building Slab	no	\$ -	n/a	n/a	n/a
Roofs	yes	\$ 21,300	#REF!	\$ 22,050	1.0
Exterior Walls - Structural	yes	\$ 11,550	#REF!	\$ 1,350	8.6
Exterior Walls - Finishes	no	\$ 12,800	n/a	n/a	n/a
Canopies	no	\$ -	n/a	n/a	n/a
Tuck-Pointing	no	\$ -	n/a	n/a	n/a
Exterior Paint & Caulking	no	\$ 22,800	n/a	n/a	n/a
Soffits	no	\$ 140	n/a	n/a	n/a
Siding	no	\$ 2,600	n/a	n/a	n/a
Exterior Stairwells/Fire Escapes	no	\$ -	n/a	n/a	n/a
Landings & Railings	no	\$ -	n/a	n/a	n/a
Balconies & Railings	no	\$ -	n/a	n/a	n/a
Mail Facilities	no	\$ -	n/a	n/a	n/a
Exterior Doors	yes	\$ 3,300	#REF!	\$ 9,000	0.4
Exterior Door Frames	no	\$ 1,000	n/a	n/a	n/a
Patio Doors	no	\$ 2,220	n/a	n/a	n/a
Windows	yes	\$ 23,100	#REF!	\$ 31,500	0.7
Window Frames	no	\$ 4,000	n/a	n/a	n/a
Gutters/Downspouts	no	\$ 18,000	n/a	n/a	n/a
Columns & Porches	no	\$ 600	n/a	n/a	n/a
Decks & Patios	no	\$ 111	n/a	n/a	n/a
Patio/Unit Fencing	no	\$ -	n/a	n/a	n/a
Exterior Lighting	yes	\$ 30,000	-23000 KWH	\$ 19,050	1.6
Exterior-Other 1 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 2 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 3 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 4 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 5 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 6 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 7 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 8 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 9 (Specify)	no	\$ -	n/a	n/a	n/a
Exterior-Other 10 (Specify)	no	\$ -	n/a	n/a	n/a

<u>Unit Interiors</u>	Utility Saver (Y/N)	Incremental Cost	Annual Utility / Water Savings	Annual Savings	Simple Payback
Interior Painting (non-routine)	no	\$ 500	n/a	n/a	n/a
Interior Doors	no	\$ 100	n/a	n/a	n/a
Interior Door Frames	no	\$ 60	n/a	n/a	n/a
Flooring (non-routine)	no	\$ 24,000	n/a	n/a	n/a
Shower/Tub Surrounds	yes	\$ 400	-85000 Gallons	\$ 308	1.3
Toilets	yes	\$ 8,800	751600 Gallons	\$ 6,449	1.4
Vanities	no	\$ 4,400	n/a	n/a	n/a
Faucets	yes	\$ 400	2248400 Gallons	\$ 1,127	0.4
Bathroom Flooring (non-cyclical)	no	\$ 14,400	n/a	n/a	n/a
Bathroom Cabinets	no	\$ 3,800	n/a	n/a	n/a
Bathroom Exhaust Fans	no	\$ 12,000	n/a	n/a	n/a
Kitchen Cabinets	no	\$ 2,400	n/a	n/a	n/a
Ranges	no	\$ -	n/a	n/a	n/a
Range Hoods	no	\$ -	n/a	n/a	n/a
Refrigerators	yes	\$ 38,000	-280000 KWH	\$ 3,000	12.7
Counters and Sinks	no	\$ 2,200	n/a	n/a	n/a
Dishwasher	yes	\$ 11,000	-280000 KWH	\$ 6,000	1.8
Garbage Disposal	no	\$ -	n/a	n/a	n/a
Microwave	no	\$ -	n/a	n/a	n/a
Lighting	yes	\$ 36,000	-225000 KWH	\$ 14,250	2.5
Washing Machines	yes	\$ 20,000	-10000 KWH	\$ 11,000	1.8
Dryers	no	\$ -	n/a	n/a	n/a
Call-For-Aid Systems	no	\$ -	n/a	n/a	n/a
Stairs and Handrails	no	\$ -	n/a	n/a	n/a
Interior-Other 1 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 2 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 3 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 4 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 5 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 6 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 7 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 8 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 9 (Specify)	no	\$ -	n/a	n/a	n/a
Interior-Other 10 (Specify)	no	\$ -	n/a	n/a	n/a

<u>Mechanical</u>	Utility Saver (Y/N)	Incremental Cost	Annual Utility / Water Savings	Annual Savings	Simple Payback
Water Distribution	no	\$ -	n/a	n/a	n/a
Heating Equipment/System	no	\$ 176,000	n/a	n/a	n/a
Electric Distribution	no	\$ 9,240	n/a	n/a	n/a
Water Heaters	no	\$ 19,200	n/a	n/a	n/a
Domestic Water - Boilers	no	\$ -	n/a	n/a	n/a
Domestic Water-Pumps	no	\$ -	n/a	n/a	n/a
Unit Sub-Panels	no	\$ -	n/a	n/a	n/a
Trash Compactor	no	\$ -	n/a	n/a	n/a
Cooling Equipment/Systems	no	\$ -	n/a	n/a	n/a
Smoke/Fire Detection	no	\$ -	n/a	n/a	n/a
Unit Reconfiguration	no	\$ -	n/a	n/a	n/a
Security/Fire Alarm	no	\$ -	n/a	n/a	n/a
Fire Supression System	no	\$ -	n/a	n/a	n/a
Generator	no	\$ -	n/a	n/a	n/a
Emergency Lighting	no	\$ -	n/a	n/a	n/a
Elevator	no	\$ -	n/a	n/a	n/a
Mechanical-Other 1 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 2 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 3 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 4(Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 5 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 6 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 7 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 8 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 9 (Specify)	no	\$ -	n/a	n/a	n/a
Mechanical-Other 10 (Specify)	no	\$ -	n/a	n/a	n/a

Capital Needs Summary - Standard



Capital Needs Summary - Green

