

PIC Building Data

PHA Name: ABC Housing Authority EXAMPLE		PIC Building Data														
Operating Fund Project No.	Operating Fund Project Name	Site Project No.	Site Name	Site Included In EPC	Phase 1				Phase 2				Building Type	Unit Type	Number of Units	Current Occupancy Percentage (%)
					Utility conservation measure Included in initial phase of EPC <y or n>				Utility conservation measure Included in subsequent phase of EPC <y or n>							
<new project number & name> <matches 52722 form>	< old project number & name>	<y or n>	Electric	gas	water	other	Electric	gas	water	other	• Family	• Elderly				
ABC003000030	Plavecko Houses	ABC003000030	Plavecko East Houses	y	y	n	y	n	y	n	y	n	Highrise	Family	411	
															411	Unit Count to match PIC data.
ABC003000040	Wing Towers	ABC003000040	Wing East Towers	y	y	y	y	y	y	y	y	y	Highrise	Elderly	299	
ABC003000040	Wing Towers	ABC003000062	Wing West Towers	n	n	n	n	n	n	n	n	n	Row-House	Elderly	681	
															980	← Unit Count to match PIC data.
ABC003000050	Otto Homes	ABC003000050	Otto East Homes	y	y	y	y	y	y	y	y	y	Highrise	Family	278	
ABC003000050	Otto Homes	ABC003000090	Otto West Homes	y	y	n	n	y	y	n	n	y	Walk-Up	Elderly	256	
															534	Unit Count to match PIC data.
ABC003000060	Dave Court	ABC003000061	Dave Court I	y	y	y	y	y	y	y	y	y	Walk-Up	Elderly	186	
ABC003000060	Dave Court	ABC003000101	Dave Court II	n	n	n	n	n	n	n	n	n	Walk-UP	Elderly	45	
															231	Unit Count to match PIC data.
ABC003000070	LaDuca Manor	ABC003000022	Baynes Manor I	y	y	y	y	y	y	y	y	y	Row-House	Family	80	
ABC003000070	LaDuca Manor	ABC003000070	Baynes Manor II	n	n	n	n	n	n	n	n	n	Highrise	Elderly	139	
ABC003000070	LaDuca Manor	ABC003000102	Baynes Manor III	y	y	y	y	y	y	y	y	y	Highrise	Elderly	55	
															274	Unit Count to match PIC data.
												Grand Totals:		2,430	← Unit Count to match PIC data.	
												Family		769		
												Elderly		1,661		
												Totals		2,430		

Project Number (new AMP number)	Project Number (old)	Project Name	Cost Summary		Electrical		Natural Gas		Water & Sewage		Energy Audit			Useful Life		Funding Source		
			ABC Housing Authority		Installation Cost (Audit)	Energy Audit		Energy Audit		Energy Audit		Total Energy Savings	Guranteed Energy Savings	Simple Payback	Life Expectancy	Who Pays The Utility Bills		
			Description of ECM			Yearly Energy Savings	Yearly Energy Savings	Yearly Energy Savings	Yearly Energy Savings	Yearly Energy Savings	Yearly Energy Savings					Yearly Energy Savings	Yearly Energy Savings	Yearly Energy Savings
MI 78-1	MI 78-1	Scattered Sites	Lighting - Resident Paid	(\$)	(KWH)	(\$)	(Therms)	(\$)	(Gal)	(\$)	(\$)	(\$)	(\$)	(years)	(years)	Elec.	Gas	Water
MI 78-1	MI 78-1	Scattered Sites	Lighting - Resident Paid	\$6,533	36,523	\$2,904		\$0		\$0	\$2,904	\$2,904	2.2	15	R			
MI 78-1	MI 78-1	Scattered Sites	Gas Fired Equipment Efficiency Improvements - Resident Pd	\$7,238			186	\$1,788			\$1,788	\$1,609	4.5			R		
MI 78-1	MI 78-3B	Scattered Sites	Lighting - Authority Paid	\$3,300	18,797	\$1,156					\$1,156	\$1,040	3.2	15				
MI 78-1	MI 78-3B	Scattered Sites	Boiler Efficiency Improvements	\$3,564			59	\$714			\$714	\$643	5.5					
MI 78-1	MI 78-3B	Scattered Sites	Water Conservation - Toilets	\$20,150					307,402	\$2,560	\$2,560	\$2,304	8.7	20				
MI 78-1	MI 78-3B	Scattered Sites	Water Conservation - Aerators	\$8,150			99	\$1,221	307,402	\$2,560	\$3,781	\$3,403	2.4	10				
			AMP Total	\$48,935	55,320	\$4,060	245	\$2,502	307,402	\$2,560	\$9,122	\$8,500						
			Rate			\$0.0734		\$10.2122		\$0.0083								
			2008 - HUD 52722 Rate			\$0.0615		\$12.3910		\$0.0081								
MI 78-2	MI 78-2	Century Terrace	Water Conservation - Toilets	\$52,468					1,151,857	\$10,098	\$10,098	\$9,391	5.6	20				
MI 78-2	MI 78-2	Century Terrace	Water Conservation - Aerators	\$17,491			137	\$1,639	1,151,856	\$10,098	\$11,737	\$10,915	1.6	10				
MI 78-2	MI 78-2	Century Terrace	Lighting	\$28,214	105,129	\$6,908					\$6,908	\$6,217	4.5	15				
MI 78-2	MI 78-2	Century Terrace	Unit Controls	\$15,664	34,946	\$2,149					\$2,149	\$1,934	8.1	20				
MI 78-2	MI 78-2	Century Terrace	Vending Machine Controls	\$821	2,034	\$125					\$125	\$119	6.9	15				
MI 78-2	MI 78-2	Century Terrace	Building Exterior System	\$600,772	137,501	\$8,415					\$8,415	\$7,826	76.8	30				
MI 78-2	MI 78-2	Century Terrace	Gas Fired Equipment Efficiency Improvements	\$3,300			123	\$1,527			\$1,527	\$1,298	2.5					
MI 78-2	MI 78-3A	Harbor View	Water Conservation	\$33,103			24	\$297	3,896,529	\$32,281	\$32,578	\$30,298	1.1	20				
MI 78-2	MI 78-3A	Harbor View	Lighting- Resident Paid	\$4,950	32,812	\$2,880					\$2,880	\$2,880	1.7	15	R			
MI 78-2	MI 78-3A	Harbor View	Lighting - Authority Paid	\$4,568	21,228	\$1,329					\$1,329	\$1,196	3.8	15				
MI 78-2	MI 78-3A	Harbor View	Unit Controls	\$10,364			134	\$1,666			\$1,666	\$1,499	6.9	20				
MI 78-2	MI 78-3A	Harbor View	Gas Fired Equipment Efficiency Improvements - Authority Pd	\$3,300			249	\$3,085			\$3,085	\$2,622	1.3					
			AMP Total	\$775,015	333,650	\$21,806	667	\$8,214	6,200,242	\$52,477	\$82,497	\$76,196						
			Rate			\$0.0654		\$12.3148		\$0.0085								
			2008 - HUD 52722 Rate			\$0.0615		\$12.3900		\$0.0081								
			Total	\$823,950	388,970	\$25,866	912	\$10,716	6,507,644	\$55,037	\$91,619	\$84,696						

Project Soft Costs	%	Total
Design A&E	4.00%	\$32,958
Construction Management	5.00%	\$41,197
Legal / Bond	0.50%	\$4,120
Audit Engineering	3.50%	\$28,838
Commissioning	1.25%	\$10,299
Cost of Risk	2.50%	\$20,599
Training	1.25%	\$10,299
Total Soft Costs		\$148,311

Examples Only

Soft Costs

Project Totals	%	Total
Installation Cost		\$823,950
Project Soft Costs		\$148,311
subtotal		\$972,261
Overhead at 15%	15.00%	\$145,839
subtotal		\$1,118,100
Profit at 10%	10.00%	\$111,810
Project cost		\$1,229,910

Overhead and Profit

Contingency (unused contingency returns to PHA)	5.00%	\$41,197
Project total cost		\$1,271,108

**ABC Housing Authority
AMP 1 - Baseline Review Summary**

Sites:	Units	Electric	Natural Gas	Water	Occupancy	Comments
Scattered Sites	MI 78-1	R	R	A		
	MI 78-3B	A	A	A		

A = Authority Paid R = Resident Paid

HUD Review Checklist - Baseline Comparison

July - June Consumption		Electric (kwh)	Natural Gas (cf)	Water (gal)	Comments
2004-2005					
2008 Financial	52722 value	205,770	10,813	1,003,230	
HDD Adjustment					
Occupancy Adjustment					
Unit Count Adjustment					
Data Correction Adjustment				975,200	Corrected based upon 2006 billing data.
Other Adjustments					
	ESCo Corrected	205,770	10,813	1,978,430	
2005-2006					
2008 Financial	52722 value	169,782	8,782	842,580	
HDD Adjustement					
Occupancy Adjustement					
Unit Count Adjustment					
Data Correction Adjustement				975,200	Corrected based upon 2006 billing data.
Other Adjustments					
	ESCo Corrected	169,782	8,782	1,817,780	
2006-2007					
2008 Financial	52722 value	199,758	10,043	945,021	
HDD Adjustment					
Occupancy Adjustment					
Unit Count Adjustment					
Data Correction Adjustment				975,200	Corrected based upon 2006 billing data.
Other Adjustments					
	ESCo Corrected	199,758	10,043	1,920,221	
3 Year Average					
2008 Financial	52722 value	191,770	9,879	930,277	
	ESCo Corrected	191,770	9,879	1,905,477	
	difference	0	0	975,200	
	% Difference	0.0%	0.0%	104.8%	
Cost of Baseline Adjustment for First Year					
Term of Contract - Years					
Cost of Baseline Adjustment for Contract Term					

ABC Housing Authority
Cash Flow - 100%

Year	HUD Funding Year	Annual Energy Savings 2.0%	Escrow Earnings	Annual Debt Payment	Annual Fees		Replacement Costs	Total Liabilities	Annual Cash-Flow	Cumulative Cash-Flow
					M&V 3.0%	Maintenance 3.0%				
Construction		\$0	\$0	0	0	0		\$0	\$0	\$0
1	2011	\$78,442	\$18,634	\$59,112	\$6,762	\$2,036	\$8,160	\$57,436	\$21,006	\$21,006
2	2012	\$80,011	\$3,034	\$59,112	\$6,965	\$2,097	\$8,160	\$73,300	\$6,711	\$27,717
3	2013	\$81,611		\$59,112	\$7,174	\$2,160	\$8,160	\$76,606	\$5,005	\$32,722
4	2014	\$83,243		\$59,112	\$7,389	\$2,225	\$8,160	\$76,886	\$6,357	\$39,080
5	2015	\$84,908		\$59,112	\$7,611	\$2,292	\$8,160	\$77,174	\$7,734	\$46,814
6	2016	\$86,606		\$59,112	\$7,839	\$2,360	\$8,160	\$77,471	\$9,135	\$55,949
7	2017	\$88,338		\$59,112	\$8,074	\$2,431	\$8,160	\$77,777	\$10,561	\$66,510
8	2018	\$90,105		\$59,112	\$8,316	\$2,504	\$8,160	\$78,092	\$12,013	\$78,522
9	2019	\$91,907		\$59,112	\$8,566	\$2,579	\$8,160	\$78,417	\$13,490	\$92,013
10	2020	\$93,745		\$59,112	\$8,823	\$2,657	\$8,160	\$78,751	\$14,994	\$107,007
11	2021	\$95,620		\$59,112	\$9,088	\$2,736	\$8,160	\$79,096	\$16,525	\$123,531
12	2022	\$97,533		\$59,112	\$9,360	\$2,818	\$8,160	\$79,450	\$18,082	\$141,614
13	2023	\$99,483		\$59,112	\$9,641	\$2,903	\$8,160	\$79,816	\$19,668	\$161,281
14	2024	\$101,473		\$59,112	\$9,930	\$2,990	\$8,160	\$80,192	\$21,281	\$182,562
15	2025	\$103,503		\$59,112	\$10,228	\$3,080	\$8,160	\$80,580	\$22,923	\$205,485
		<u>\$1,356,530</u>	<u>\$21,668</u>	<u>\$886,680</u>	<u>\$125,766</u>	<u>\$37,867</u>	<u>\$122,400</u>	<u>\$1,151,045</u>	<u>\$205,485</u>	

Notes:

1

84.9% of the projected cash flow is being used for payment of contract costs.

Series Id: CUURA208SEHF, CUUSA208SEHF

Not Seasonally Adjusted

Area: Detroit-Ann Arbor-Flint, MI

Item: Gas (piped) and electricity

Base Period: 1989 - 2009

[http://data.bls.gov/PDQ/servlet/SurveyOutputServlet;jsessionid=f030300ff9a2\\$3F\\$3F\\$4](http://data.bls.gov/PDQ/servlet/SurveyOutputServlet;jsessionid=f030300ff9a2$3F$3F$4)

Year	Annual
1989	107
1990	104.6
1991	106.7
1992	111.5
1993	109.3
1994	107.5
1995	104.8
1996	109
1997	110.1
1998	106.5
1999	109
2000	108
2001	111.7
2002	120.1
2003	129.8
2004	141.2
2005	163.1
2006	184
2007	178.879
2008	193.593
2009	

Percentage of Change

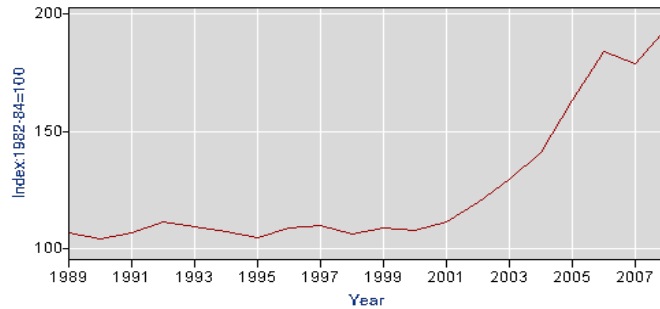
Year	Annual
1989	
1990	-2.2%
1991	2.0%
1992	4.5%
1993	-2.0%
1994	-1.6%
1995	-2.5%
1996	4.0%
1997	1.0%
1998	-3.3%
1999	2.3%
2000	-0.9%
2001	3.4%
2002	7.5%
2003	8.1%
2004	8.8%
2005	15.5%
2006	12.8%
2007	-2.8%
2008	8.2%
2009	

Instructions

Go to:

- 1 www.bls.gov
- 2 Database & Tables
- 3 Inflation & Prices
- 4 All Urban Consumers
- 5 One Screen Data Search <http://data.bls.gov/PDQ/outside.jsp?survey=cu>
- 6 Select Area
- 7 Select Item
- 8 Fuels & Utilities

Average Yearly Esculation 4.26%



ABC Housing Authority - Utility Allowances - COSTS

Operating Fund Project Number	Site Name Location	Bedroom Size	Units	Building Type	Utility Allowances Resident Paid				Utility Meter		
					ABC Existing (date)	ESCo PRE	ESCo POST	Monthly Energy Savings	Who Pays The Utility Bills (PRE - POST)		
						B	C	D=(B-C)*A	A = Authority R = Resident		
									Elec.	Gas	Water
ABC33-1	Plavecko Homes	1 BR	2	Row House	\$140	\$167	\$165	\$4	R	A - R ¹	A
	Plavecko Homes	2 BR	40		\$187	\$215	\$210	\$200	R	A - R ¹	A
	Plavecko Homes	3 BR	39		\$234	\$260	\$255	\$195	R	A - R ¹	A
	Plavecko Homes	4 BR	5		\$287	\$285	\$280	\$25	R	A - R ¹	A
							\$0				
ABC33-2	Wing Towers	1 BR	10	Row House	\$142	\$145	\$140	\$50	R	R	A
	Wing Towers	2 BR	30		\$191	\$182	\$178	\$120	R	R	A
	Wing Towers	3 BR	16		\$237	\$211	\$205	\$96	R	R	A
	Wing Towers	4 BR	4		\$290	\$244	\$235	\$36	R	R	A
			<u>146</u>		<u>\$1,708</u>	<u>\$1,709</u>	<u>\$1,668</u>	<u>\$726</u>			

\$8,712 Yearly

Footnote

#1 - Shows conversion from Authority paid to Resident paid.