

Phase 1 – GRES Energy Audit Assessment

A Phase 1 and Phase 2 approach are used to determine energy and water savings opportunities. Phase 1 comprises the Initial Assessment and is described below.

1. Conduct walk-through tour of building and focus on cursory review of lighting systems, mechanical equipment, electrical rooms, rooftop equipment, plumbing fixtures, and overall building operation.
2. Review the last two years of electricity, natural gas, and water billing costs and usage, and calculate indices per FT² for most recent one year period.
3. As required, conduct interviews with building staff to gather relevant information about the facility
4. Review of building drawings, building documentation, and operation and maintenance manuals to determine what information is readily available for the proposed Phase 2 - Detailed Energy Audit.
5. Prepare a report of findings and recommendations. Recommendations will be general in nature and will define specific areas to be targeted for the Phase 2 – Detailed Energy Audit.

The following would be needed at the time of the initial building tour:

Copies of 2 years of electricity, natural gas, and water bills.

Access to all areas of your building.

Knowledgeable staff available to provide a tour building and to answer questions.

Access to any building drawings, documentation, and operation and maintenance manuals that would be available for the detailed energy audit.

Phase 2 – Detailed Energy Audit

The proposal for the detailed energy audit for Phase 2 will be developed from the initial assessment of Phase 1. Work completed and information gathered during Phase 1 will be fully utilized during Phase 2. Phase 2 will be a continuation from Phase 1. Phase 2 will cost approximately \$0.10 per FT². The actual cost will be determined after Phase 1 had been completed.

The detailed energy audit will include a more thorough energy usage and cost analysis, an inventory of building equipment, a description of building operation, and specific energy savings recommendations with capital cost and simple payback. This information is intended to be sufficient to obtain quotations from contractors for retrofit and upgrade work.

Resource Lifestyle Walk Through Audit

A review of building occupant practices as it relates to energy, water and waste will be conducted. This component of the audit will identify areas where improvements in building occupant behaviours can be improved.

Project Timeline

Project Tasks	Month One	Month Two
Energy walk through audit		
Resource lifestyle walk through audit		
Monitoring/ utility baseline		
Report		