



Building Dashboards

Town Yard			209 Wells Street			
Building Data						
Structural Details		HVAC		Condition	Equipment	Type/age
Year Built	est. 1940's	Heating System	Gas-fired Steam (60% efficiency)	FAIR/POOR	Interior Lighting	all upgraded to LEDs 2018
Square footage	35,377	Heating Distribution	One-pipe system supplies low pressure steam to radiators		Exterior Lighting	5 LED floods and several HPS wallpacks
Envelope	Concrete. Several bay doors	Air Conditioning	Office Window Units	GOOD	1 Vending Machine	vending miser installed 2018
Roof	Membrane roof - replaced 2017	Hot Water Heater	Needs Data	GOOD		
Windows	Single Pane	Ventilation	Passive	N/A		
Insulation	4" Added in Roof	Supplemental Heat System	Waste Oil Burners Infrared Heaters	GOOD EXCELLENT		
Building Summary	Main building has several truck bays that are often open, as well as two office/kitchen sections, 2nd floor sign-making/storage space, all served by one steam boiler. 2017 - New roof with rigid insulation					
Energy Profile - FY2019						
Energy Efficiency (BTU per Square Foot)						
Electric	Heat	Total				
8,055	36,135	44,190				
If Total is ≤ 40K Great!	40K-80K OK	>80K Needs Work				
Annual Energy Cost						
Electric	Heat	Total				
\$17,395	\$12,053	\$29,448				
Berkshire Gas Rate Class	G42					
Electric Service Rate Class	G0					
Average Monthly Demand	30 kW					
Completed Work						
Fiscal Year	Project	Cost	Rebate/ Grant	Life Expectancy	Warranty	
2018	Replace roof - 3" insulation inc. to meet code			40 years	N/A	
2018	Clear Span structure replaced storage shed	\$180,000		N/A	N/A	
2018	Upgrade High Bay lights to LED (CM)	\$2,790	\$2,790	50,000 hours	5 years	
2018	New Emergency Generator	\$75,000		N/A	N/A	
2019	LED lighting upgrade - on bill financed	\$18,927	\$9,752	20+ years	5 years	
Capital Improvement Plan Projects						
Fiscal Year	Project	Cost	Life Expectancy	Warranty		
2019	Repave and Renovate Town Yard	N/A	N/A	N/A		
Identified Maintenance and Replacement Projects						
Project	Cost	Energy Payback	Supporting Info			
Wall Insulation	TBD	TBD	none			
Upgrade heating system - Planned FY2021	TBD	TBD	none			
Audits/Assessments						
Fiscal Year	Type	Findings				
2016	JK Energy Lighting Audit	Available upon request				
2018	Solect Assessment	Roof is good candidate - in SMART Queue for 51.84 kW rooftop array				