Corporation of the County of Lennox & Addington

Energy Management Plan

June 25, 2014

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Executive Summary

The County of Lennox & Addington's Energy Management Plan provides a summary of the recommended energy management priorities which will help to conserve energy to create a healthier environment and to lower costs associated with overall energy consumption.

The recommended priorities of the Energy Management Plan include:

- The County should complete the energy management conservation measures as identified in the Energy Management Plan for each building. The County has undertaken significant energy conservation measures over the past ten years. In addition, most of the County's buildings (other than social housing) have been replaced or renovated and energy efficient technology has been incorporated in their design. The County's goal is to achieve a 10% reduction in energy consumption over the next 5 years.

- The County should continue to seek additional energy incentive funding from various sources. Since 2006, the County has received close to $500,000 in incentive funding to complete energy conservation measures. In addition, the County has received approximately $78,000 in revenue from the three solar photovoltaic systems installed in 2011/2012.

- The County has completed energy audits on most County buildings, some of which were required in order to obtain the incentive funding. The County should continue to conduct energy audits on a periodic basis to ensure that it is aware of emerging energy conservation technologies and potential funding opportunities.

- The County should review policies/procedures which potentially impact energy consumption and provide information/training to staff and tenants to encourage awareness of energy conservation.

- The County should continue to track monthly energy consumption for all buildings and follow up on any occurrences of unusual consumption.

Introduction

What is Energy Management Planning?

Energy management planning is the process of monitoring, controlling and conserving energy while still being able to meet the County's operational requirements. It typically involves the following steps:

- Metering energy consumption and tracking data
- Finding opportunities to save energy and estimating how much each opportunity could potentially save
- Taking action to implement the opportunities to save energy
- Tracking progress to see how well the energy saving efforts have worked

What is the objective of an Energy Management Plan?

The objective of the Energy Management Plan is to gain a better understanding of the County's energy needs to identify where unnecessary expenses are being incurred and to provide insight about how to reduce costs and lessen environmental impacts.

What buildings are included within the plan?

All County buildings are included within the plan, including social housing buildings.

How was the plan developed and when will it be updated?

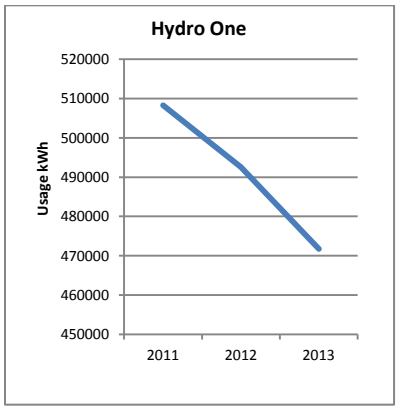
The plan was developed in-house by County staff with reference to energy audits and capital needs studies, which have been prepared by independent consultants. The plan will be updated every five years in accordance with the regulations.

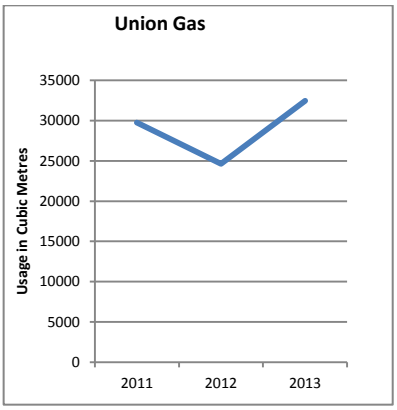
County Courthouse

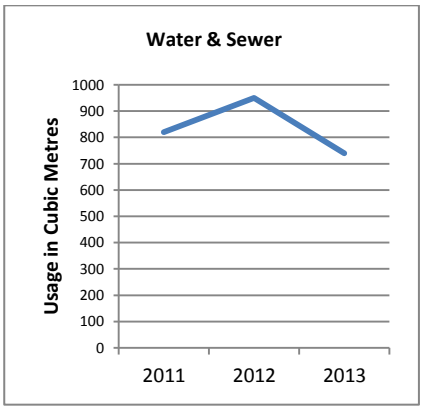
Overview

The County Courthouse is located at 97 Thomas St E in Napanee and is used for County administration as well as being leased to the Province for court purposes. It is an historic limestone building which was originally constructed in 1864. The Courthouse was completely renovated and an addition was constructed in 1993/1994. The County Courthouse has two floors above ground and one floor below ground with a total area of 25,987 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Energy management system in place with programmable thermostats
- Replaced all 85% energy efficient boilers with 97% energy efficient boilers (2012/2013)
- Replacement of heat pumps with more efficient units underway (approx. 50% replaced)
- Replaced cooling tower with energy efficient cooling tower with variable speed drive motors (2013)
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in office areas.
- Filters in mechanical equipment replaced every three months

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

- Replace remaining light fixtures in common areas with LED lights (70-80% savings)
- Replace parking lot lighting with LED lights (70-80% saving)
- Replace remaining heat pumps with more energy efficient heat pumps (10% savings)
- Annual limestone repointing and maintenance program

Museum & Archives

Overview

The Museum & Archives is located at 97 Thomas St E in Napanee and contains general office space, meeting rooms, artifact display space and archive material. It is an historic limestone building which was originally constructed in 1864 and is currently undergoing a significant renovation and addition project which will be complete by mid-2014. The Museum & Archives has two floors above ground and one floor below ground with a total area of approximately 16,000 sq. ft.

Energy Consumption

Since the museum & archives has been closed for construction for over a year, energy consumption information is not comparable from year to year.

Completed Energy Conservation Measures

The Museum renovation/construction project has been energy efficiently designed. The renovated building has a computerized energy management system which allows the heating and cooling of the building to be adjusted depending upon the needs of the building. Energy efficient lighting has been installed throughout the building, including in the parking lot.

Proposed Energy Conservation Measures

The following energy conservation measures are proposed in the portion of the building which was not renovated:

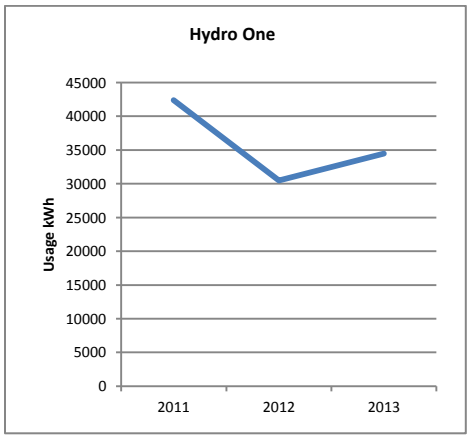
- Replace windows with energy efficient windows (5% savings)
- Replace furnaces with more energy efficient furnaces (10% savings)
- Replace conventional lighting with LED lighting (70-80% savings)
- Annual limestone repointing and maintenance program

Registry File Storage

Overview

The County's records are stored in the former Registry Office at 97 Thomas St. E in Napanee. It is a brick building designed originally to store records for the Registry Office and therefore is well suited for the storage of County files. The Registry file storage building was constructed in 1871 and has one floor above ground with a total area of 2,298 sq. ft.

Energy Consumption



Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced air conditioning/heating units with more energy efficient units (2012)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

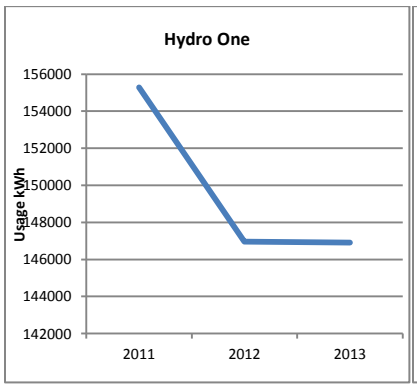
- Replace conventional lighting with LED lights (70-80% savings)

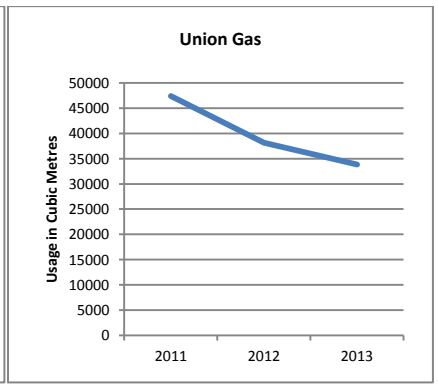
Memorial Building

Overview

The Memorial Building is located at 41 Dundas St W in Napanee and is leased to the Province for court purposes and to the KFL&A Public Health as office space. It is a brick building which was originally constructed in 1952, but has been renovated within the last fifteen years to provide accessible space (including an elevator and washrooms) and to strengthen the roof structure. The Memorial Building has two floors above ground and one floor below ground with a total area of 22,484 sq. ft.

Energy Consumption





Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced three heating/cooling units with more energy efficient units (2011-2013)
- Low flow toilets and aerators installed (2006)
- Replaced windows with energy efficient windows
- Reinsulated attic space and replaced roof
- Replaced exterior doors
- Compact fluorescent lighting installed in office areas. T12 fluorescent tubes replaced with T8 tubes.

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

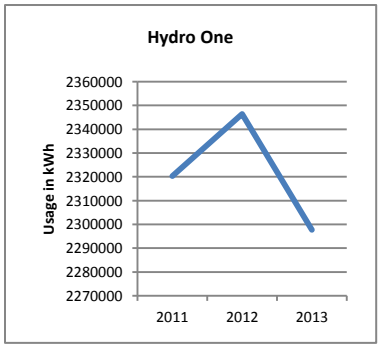
- Replace heating/cooling unit in Crown Attorney's area with more energy efficient unit (10% savings)
- Replace conventional lighting in building and parking lot with LED lights (70-80% savings

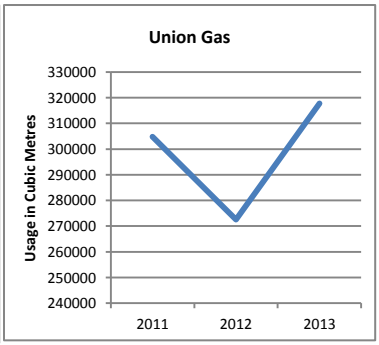
The John M. Parrott Centre – Napanee

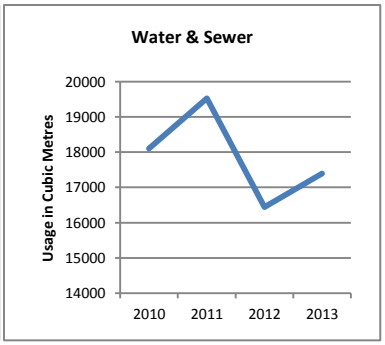
Overview

The John M. Parrott Centre is a 168 bed long term care facility located at 309 Bridge Street West in Napanee. It was newly constructed in 2005 and is comprised of 120 private rooms and 24 semi private rooms with 48 beds. The John M. Parrott Centre has two floors above ground and one floor below ground with a total area of approximately 132,000 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The John M. Parrott Centre was energy efficiently designed when it was constructed in 2005. Since 2005, the following energy conservation measures have been completed:

- Low flow toilets, shower heads and aerators installed (2010-2013)
- Replaced chemical dispensing units in laundry which allows shorter wash cycles and saves 250 litres of water per wash cycle.

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

- Replace exterior building and parking lot lighting with LED lights (70-80% saving)
- Replace dietary equipment (fridges/ice machines/ovens) with more energy efficient units (5% savings)

Social Services Office – Napanee

Overview

The Social Services Office is located at 95 Advance Avenue in Napanee. It was newly constructed in 2012. The Social Services Office in Napanee has two floors above ground and one floor below ground with a total area of approximately 18,000 sq. ft.

Energy Consumption

Energy consumption data is not comparable since the building has been occupied for less than two calendar years.

Completed Energy Conservation Measures

The Social Services Office was energy efficiently designed. It has a computerized energy management system which allows the heating and cooling of the building to be adjusted depending upon the needs of the building. Energy efficient lighting has been installed throughout the building, including in the parking lot.

Proposed Energy Conservation Measures

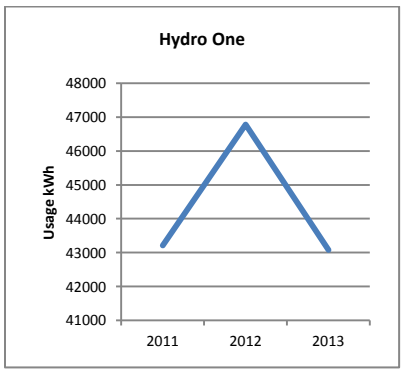
There are no proposed energy conservation measures.

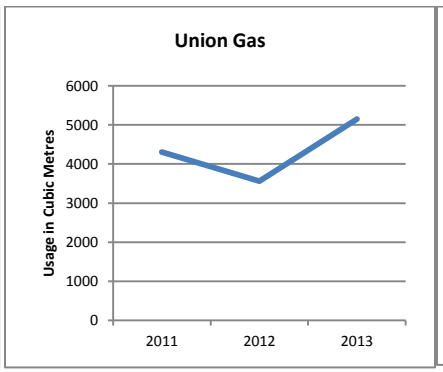
Social Services Office – Amherstview

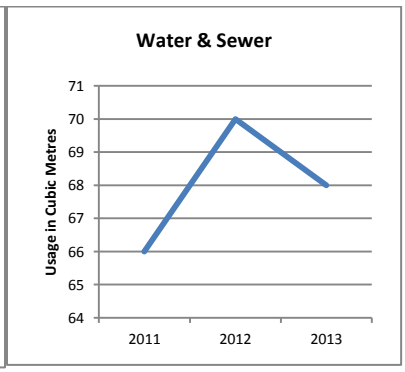
Overview

The Social Services Office in Amherstview was purchased in 2004 and has been renovated to suit the needs of social services. It is a brick building which was originally constructed around 1970. The Social Services Office in Amherstview has two floors above ground and one floor below ground with a total area of 5,080 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced heating and cooling system with more energy efficient heat pump system (2013)
- Low flow toilets and aerators installed (2006)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

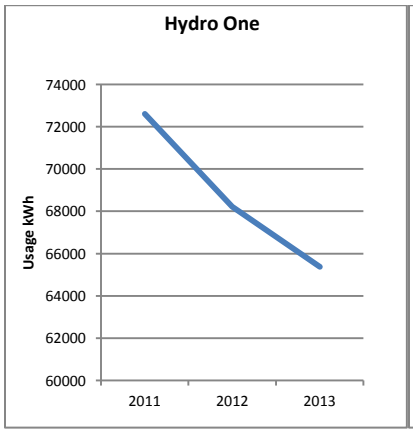
- Replace front windows with energy efficient windows (10% savings)
- Replace conventional lighting in building and on the exterior of the building with energy efficient lighting (70-80% savings)

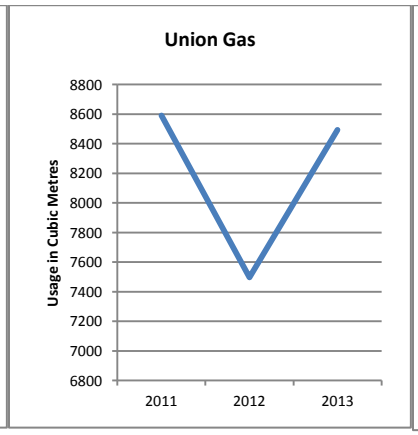
Ambulance Base – Napanee

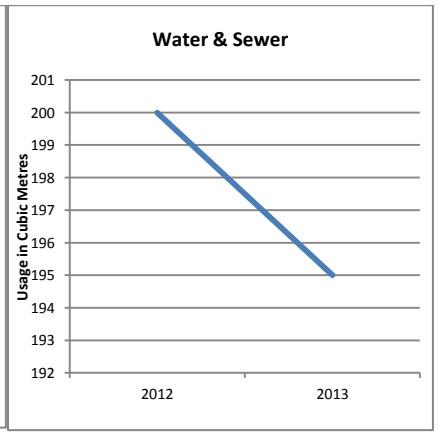
Overview

The Ambulance Base is located at 98 Advance Avenue in Napanee. It is a brick building and was recently constructed in 2005. The Ambulance Base in Napanee has one floor above ground with a total area of 6,560 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The Ambulance Base was energy efficiently designed when constructed.

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

- Replace conventional lighting in building and parking lot with LED lights (70-80% savings)

Ambulance Base – Northbrook

Overview

The Ambulance Base is located at 12516 Hwy 41 in Northbrook. It is a brick building and was recently constructed in 2013. The Ambulance Base in Northbrook has one floor above ground with a total area of 3,143 sq. ft.

Energy Consumption

Energy consumption data is not comparable since the building has been occupied for less than one calendar year.

Completed Energy Conservation Measures

The Ambulance Base was energy efficiently designed when constructed. The building is heated with propane gas.

Proposed Energy Conservation Measures

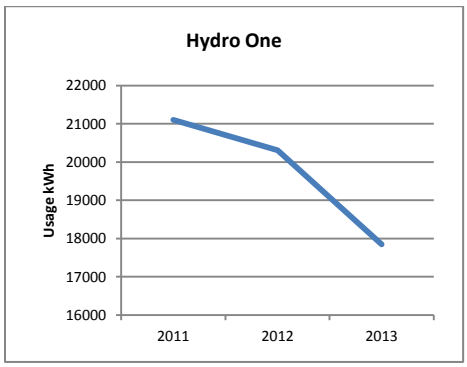
There are no proposed energy conservation measures.

Ambulance Base – Denbigh

Overview

The Ambulance Base is located at 470 Highway 28 in Denbigh. It is a wood frame building and is leased to the County. The Ambulance Base in Denbigh has one floor above ground with a total area of 792 sq. ft.

Energy Consumption



Completed Energy Conservation Measures

The building is leased to the County and the Landlord has not completed any significant energy conservation measures.

Proposed Energy Conservation Measures

The Landlord has not proposed any energy conservation measures.

Ambulance Base – Loyalist

Overview

The Ambulance Base is located at 101 William Henderson Drive in Loyalist Township. It is a wood frame building and was recently renovated/constructed in 2012 and is leased to the County. The Ambulance Base in Loyalist has one floor above ground with a total area of 1,500 sq. ft.

Energy Consumption

Energy consumption data is not comparable since the building has been occupied for less than two calendar years.

Completed Energy Conservation Measures

The building is leased to the County and was recently renovated to meet the County's needs. Energy efficient lighting has been installed:

Proposed Energy Conservation Measures

There are no proposed energy conservation measures

215/235 First Ave. 260/264 Simcoe St. – Napanee

215 First Ave.

235 First Ave.

260 Simcoe St.

264 Simcoe St.

Overview

Four residential social housing homes with 2/3 bedrooms are located at 215/235 First Street and 260/264 Simcoe Avenue in Napanee. The buildings are 1-1.5 storeys with a basement and were originally constructed in 1956 with a total area of 3,120 sq. ft.

Energy Consumption

The tenants pay all utilities and therefore consumption data is not collected.

Completed Energy Conservation Measures

The following energy conservation measures have been completed:

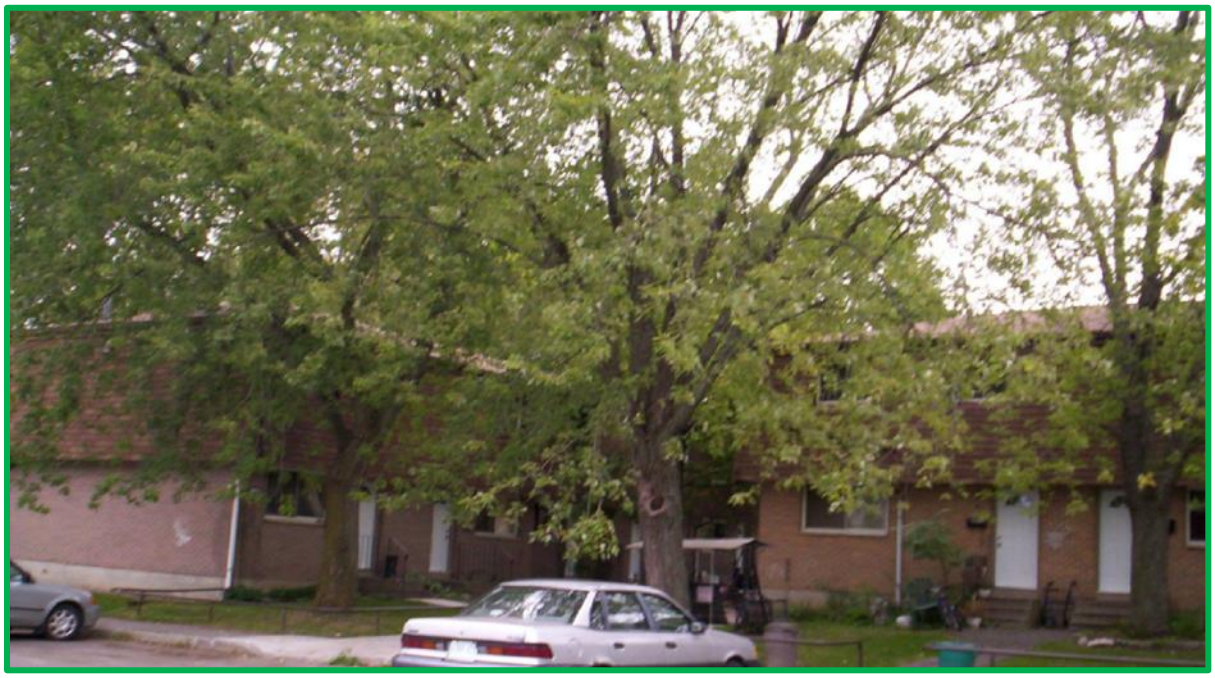
- Replaced furnaces with 95% energy efficient furnaces with programmable thermostats (2010)
- Replaced some windows with energy efficient windows (2010-2012)
- Weather stripping and caulking completed
- Low flow toilets, shower heads and aerators installed (2006)
- Reduced charges offered to tenants for installation of energy efficient air conditioning units

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

- Replace remaining windows with energy efficient windows (10% savings)
- Replace exterior doors (5% savings)

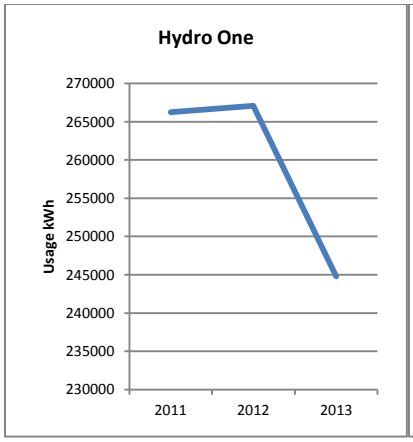
Camden Court – Napanee

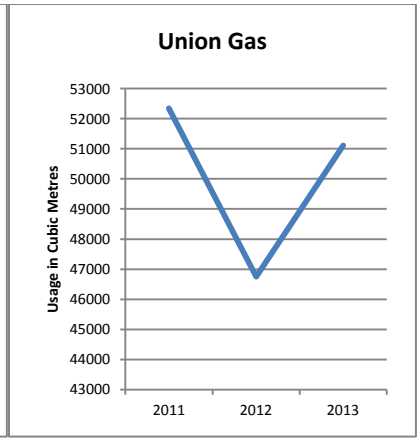


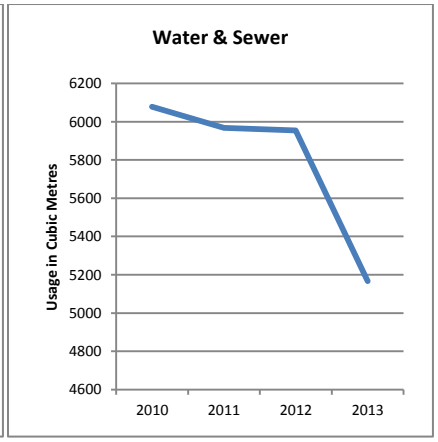
Overview

Camden Court is located at 215 Church Street in Napanee and is comprised of 4 rowhouses with a total of 30 social housing units. There are 6 two bedroom units, 20 three bedroom units and 4 four bedroom units comprising a total area of 24,756 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced furnaces with 95% energy efficient furnaces with programmable thermostats (2010)
- Weather stripping and caulking completed and basements reinsulated
- Low flow toilets, shower heads and aerators installed (2006)
- Replaced exterior doors (2010)
- Reduced charges offered to tenants for installation of energy efficient air conditioning units

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

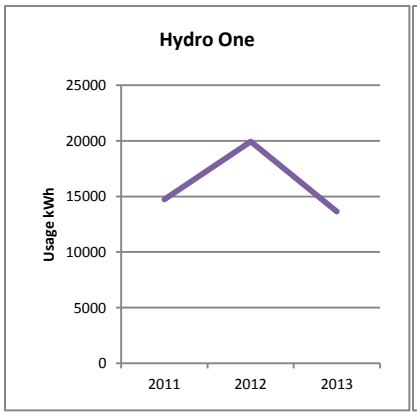
- Replace windows with energy efficient windows (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)

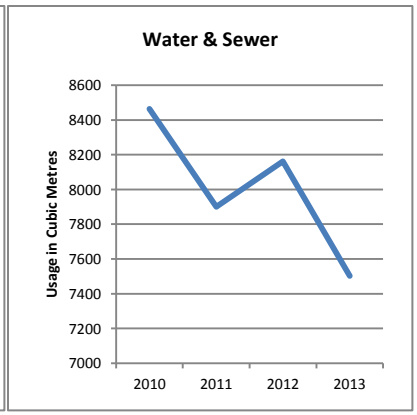
Meadow Lane – Napanee

Overview

In 2005, the County acquired the assets and liabilities of the Appanea Wynds Non Profit Housing Corporation which is located at 101-139 Meadow Lane in Napanee. The buildings were originally constructed in 1985 and are comprised of 7 rowhouses with a total of 39 social housing units. There are 16 two bedroom units, 21 three bedroom units and 2 four bedroom units comprising a total area of 35,736 sq. ft.

Energy Consumption





Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced furnaces with 95% energy efficient furnaces with programmable thermostats (2010)
- Weather stripping and caulking completed and basements reinsulated
- Low flow toilets, shower heads and aerators installed (2006)
- Replaced exterior doors and windows (2008)
- Replaced refrigerators (2006) and stoves (2010) with energy star rated units
- Reduced charges offered to tenants for installation of energy efficient air conditioning units

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

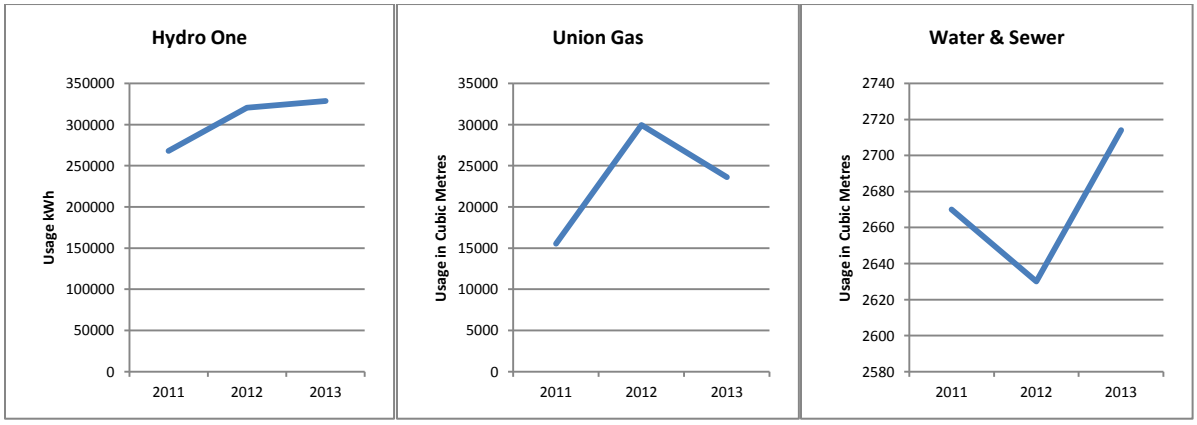
- Replace exterior lighting with LEDs (70-80% savings)

Dundas Heights – Napanee

Overview

Dundas Heights is a social housing apartment building located at 369 Dundas Street West in Napanee. It is two storey building, constructed in 1976, and is comprised of 46 one bedroom units and 1 two bedroom unit with a total area of 32,937 sq. ft.

Energy Consumption



Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Hot water tanks replaced with high efficiency boilers (2007)
- Windows and doors weather sealed
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced refrigerators (2009) and stoves (2009) with energy star rated units
- Washers and dryers replaced with energy star rated units (2010)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

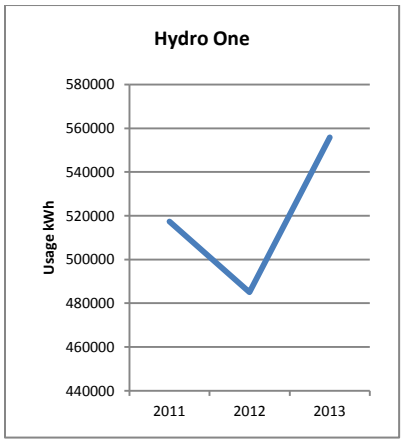
- Replace windows with energy efficient windows (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)
- Replace air make-up unit in common areas with high efficiency unit (10% savings)

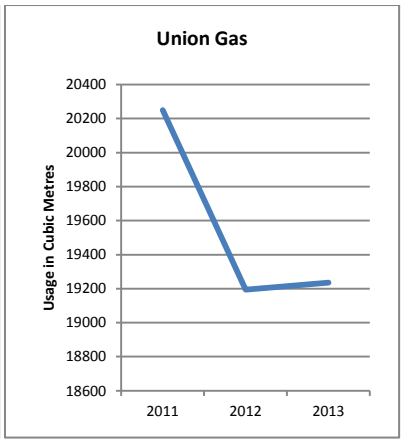
Jubilee Apts. – Napanee

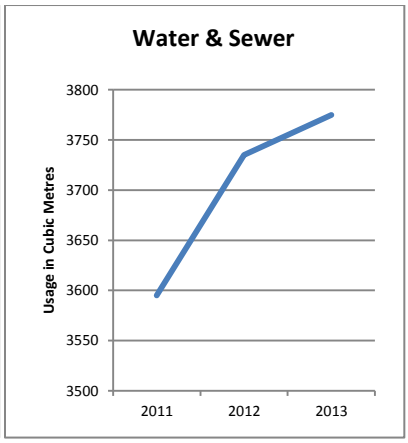
Overview

Jubilee Apartments is a social housing apartment building located at 318 Camden Road in Napanee. It is two storey building, constructed in 1976, and is comprised of 59 one bedroom units and 1 two bedroom unit with a total area of 42,732 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Hot water tanks replaced with high efficiency boilers (2012)
- Windows and doors weather sealed
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced exterior lighting with LEDs (2010)
- Replaced refrigerators (2006) and stoves (2009) with energy star rated units
- Washers and dryers replaced with energy star rated units (2011)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

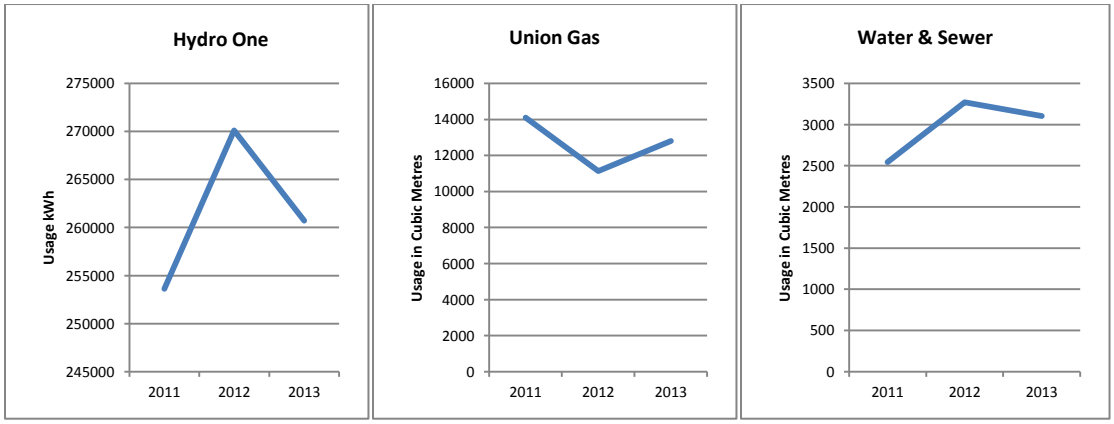
- Replace windows with energy efficient windows (10% savings)
- Replace air make-up unit in common areas with high efficiency unit (10% savings)
- Replace exterior doors (5% savings)

Queen Elizabeth Apts. – Napanee

Overview

Queen Elizabeth Apartments is a social housing apartment building located at 34 Water Street in Napanee. It is two storey building, constructed in 1971, and is comprised of 33 one bedroom units and 1 two bedroom unit with a total area of 22,216 sq. ft.

Energy Consumption



Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Hot water tanks replaced with high efficiency boilers (2009)
- Windows and doors weather sealed
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced exterior doors (2008)
- Replaced refrigerators (2010) and stoves (2010) with energy star rated units
- Washers and dryers replaced with energy star rated units (2010)
- Replaced air make-up unit in common areas with high efficiency unit (2011)

Proposed Energy Conservation Measures

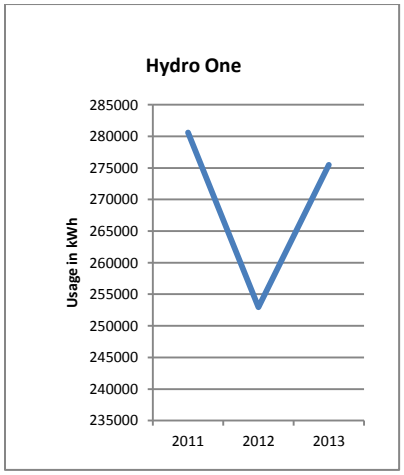
- Replace windows with energy efficient windows (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)

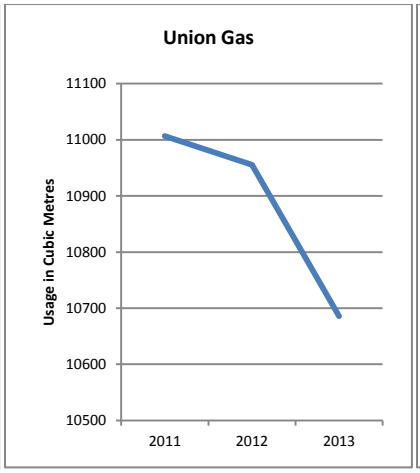
The Maples Apts. – Napanee

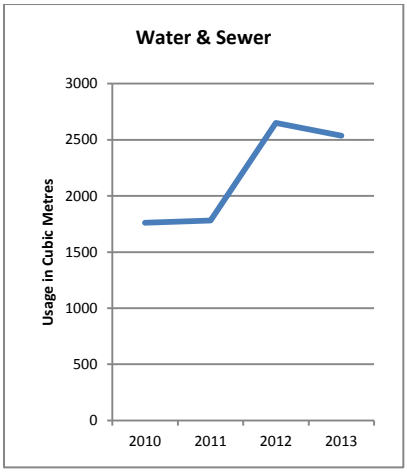
Overview

The Maples Apartments is a social housing apartment building located at 37 Richard Street in Napanee. It is two storey building, constructed in 1974, and comprised of 34 one bedroom units with a total area of 19,590 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Hot water tanks replaced with high efficiency boilers (2012)
- Windows and doors weather sealed
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced refrigerators (2009) and stoves (2010) with energy star rated units
- Washers and dryers replaced with energy star rated units (2010)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

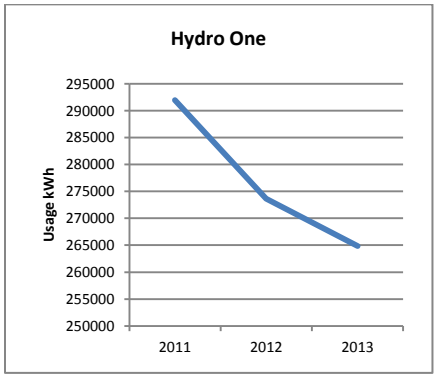
- Replace windows with energy efficient windows (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)
- Replace air make-up unit in common areas with high efficiency unit (10% savings)

Meadowview Apts – Tamworth

Overview

Meadowview Apartments is a social housing apartment building located at 693 Addington Street in Tamworth. It is two storey building, constructed in 1983, and comprised of 25 one bedroom units and 1 two bedroom unit with a total area of 22,862 sq. ft. Water is provided from a well on site.

Energy Consumption



Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Windows and doors weather sealed
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced refrigerators (2011) and stoves (2010) with energy star rated units
- Washers and dryers replaced with energy star rated units (2011)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

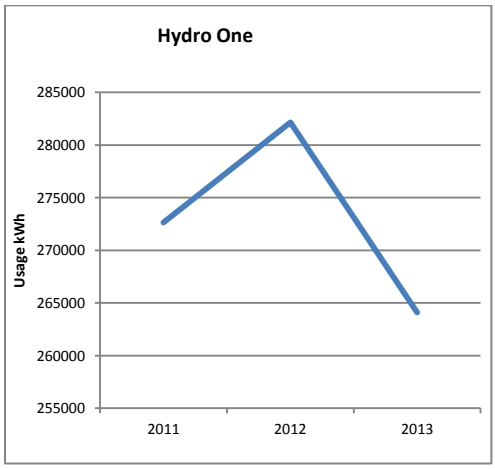
- Replace windows with energy efficient windows (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)
- Replace air make-up unit in common areas with high efficiency propane unit (10% savings)
- Replace hot water tanks with high efficiency units (10% savings)
- Replace exterior doors (5% savings)

Pinegrove Apts. – Northbrook

Overview

Pinegrove Apartments is a social housing apartment building located at 12321 Hwy. 41 in Northbrook. It is two storey building, constructed in 1981, and comprised of 24 one bedroom units and 1 two bedroom unit with a total area of 20,236 sq. ft. Water is provided from a well on site.

Energy Consumption



Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Windows and doors weather sealed
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced hot water tanks with high efficiency units (2009)
- Replaced refrigerators (2010) and stoves (2010) with energy star rated units
- Washers and dryers replaced with energy star rated units (2011)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

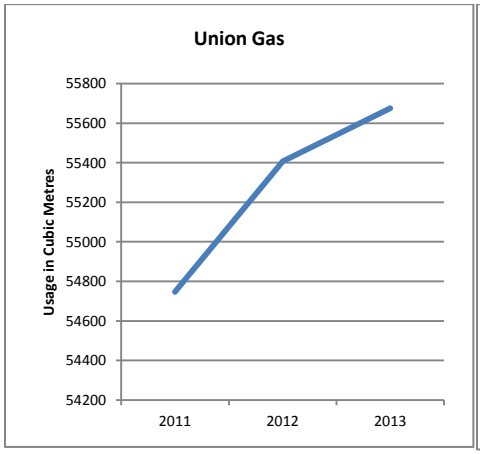
- Replace windows with energy efficient windows (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)
- Replace air make-up unit in common areas with high efficiency propane unit (10% savings)
- Replace exterior doors (5% savings)

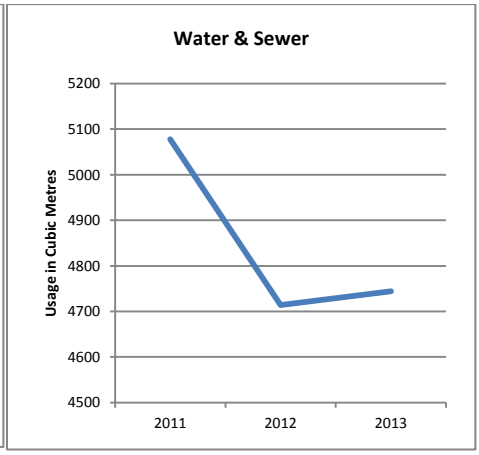
1-28 Disraeli St – Picton

Overview

Fourteen residential social housing duplexes are located at 1-28 Disraeli Street in Picton. The duplexes are two stories with a basement and include 8 two bedroom units, 16 three bedroom units and 4 four bedroom units. They were constructed in 1969 with a total area of 27,125 sq. ft.

Energy Consumption





Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced furnaces with 95% energy efficient furnaces with programmable thermostats (2010)
- Weather stripping and caulking completed
- Low flow toilets, shower heads and aerators installed (2006)
- Replaced exterior doors (2009)
- Reduced charges offered to tenants for installation of energy efficient air conditioning units

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

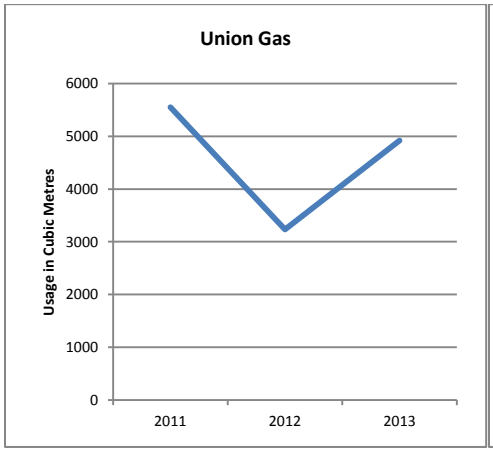
- Replace windows with energy efficient windows (10% savings)

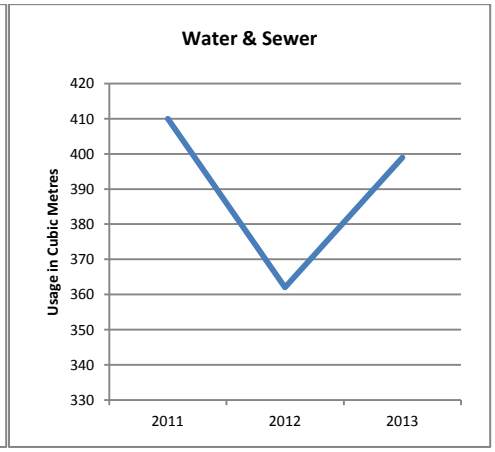
14A/14B Barker St. – Picton

Overview

A residential social housing duplex is located at 14A/14B Barker Street in Picton. The duplex is two stories with a basement and includes 2 four bedroom units. The duplex was constructed in 1960 with a total area of 1,614 sq. ft.

Energy Consumption





Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Replaced furnaces with 95% energy efficient furnaces with programmable thermostats (2010)
- Weather stripping and caulking completed
- Low flow toilets, shower heads and aerators installed (2006)
- Replaced exterior doors (2009)
- Reduced charges offered to tenants for installation of energy efficient air conditioning units

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

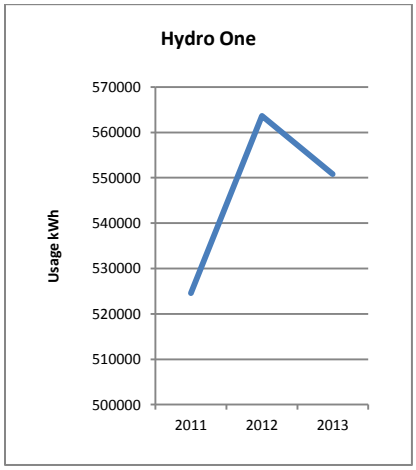
- Replace windows with energy efficient windows (10% savings)

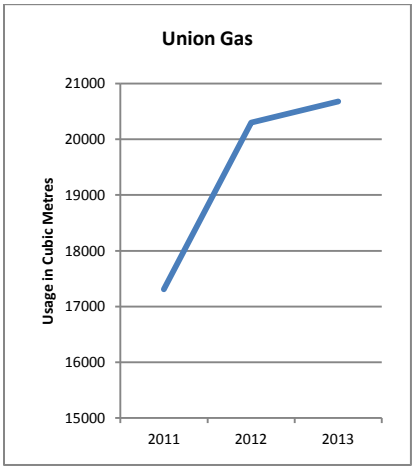
Maple Villa Apts. – Picton

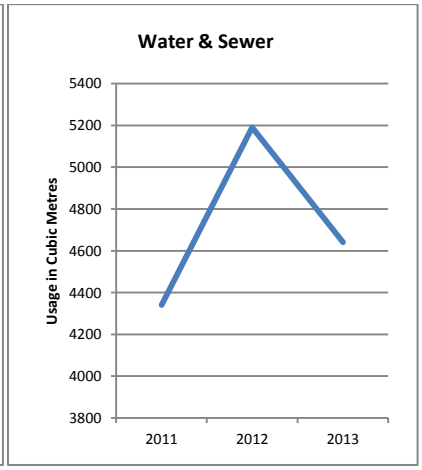
Overview

Maple Villa Apartments is a social housing apartment building located at 113 West Mary Street in Picton. It is four storey building, constructed in 1974, and comprised of 68 one bedroom units and 1 two bedroom unit with a total area of 56,618 sq. ft.

Energy Consumption







Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Hot water tanks replaced with high efficiency boilers (2013)
- Replaced exterior doors and windows (2008)
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced refrigerators (2007) and stoves (2010) with energy star rated units
- Washers and dryers replaced with energy star rated units (2010)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

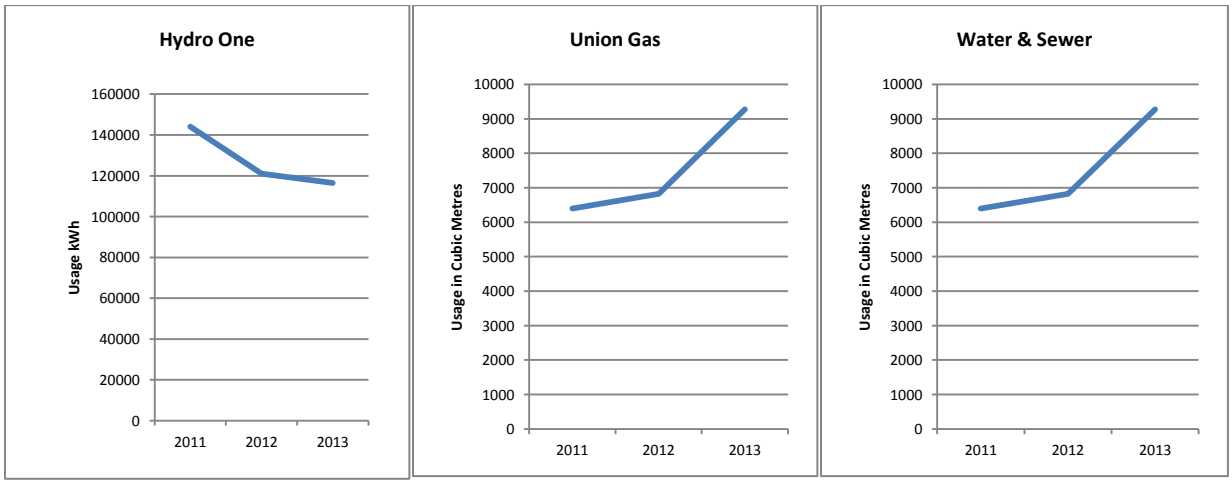
- Replace air make-up unit in common areas with high efficiency unit (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)

Twin Pines Apts – Picton

Overview

Twin Pines Apartments is a social housing apartment building located at 16 Lake Street in Picton. It is two storey building, constructed in 1969, and comprised of 16 one bedroom units with a total area of 11,140 sq. ft.

Energy Consumption



Completed Energy Conservation Measures

The following energy conservation measures have been completed:

- Hot water tanks replaced with high efficiency boilers (2013)
- Replaced windows with energy efficient windows (2013)
- Low flow toilets, shower heads and aerators installed (2006)
- Compact fluorescent lighting installed in common areas. T12 fluorescent tubes replaced with T8 tubes. (2006)
- Replaced refrigerators (2009) and stoves (2010) with energy star rated units
- Washers and dryers replaced with energy star rated units (2010)

Proposed Energy Conservation Measures

The following energy conservation measures are proposed:

- Replace air make-up unit in common areas with high efficiency unit (10% savings)
- Replace exterior lighting with LEDs (70-80% savings)

Solar Photovoltaic Systems

Overview

The County has three 10 kw solar photovoltaic systems that were installed using 100% funding from the Province and are located at the following social housing properties:

- **Meadow Lane (Napanee)** – The solar panels were installed in June, 2011 on the townhouse roofs at Meadow Lane and generate a recovery based on $0.802 per kilowatt hour

- **Meadowview Apts. (Tamworth)** – The solar panels were installed in June, 2011 on vacant property behind the apartment building and generate a recovery based on $0.642 per kilowatt hour.

- **Maple Villa (Picton)** – The solar panels were installed on the roof top of the apartment building and generate a recovery based on $0.802 per kilowatt hour.

Energy Generation

The solar panels have generated the following kilowatt hours of energy which has resulted in the County receiving the following amount of revenue from Hydro One to December 31, 2013:

Year	Meadow Lane		Meadowview Apts		Maple Villa	
	Kwh	**$**	**Kwh**	**$**	**Kwh**	**$**
2011	10,760	8,629.58	8,235	5,286.84	--	--
2012	15,817	12,685.42	13,923	8,939.13	13,492	10,820.90
2013	15,650	12,551.04	13,812	8,866.79	13,305	10,670.29
Total	**42,227**	**$33,866.04**	**35,970**	**$23,092.76**	**26,797**	**$21,491.19**

Reference Documents

1. Social Housing Building Condition Assessment Report, 2011 (NORR Limited)
2. Building Energy Audits
3. Energy tracking Spreadsheets
4. 2014 Ten Year Capital Plan