

**CITY OF KEY WEST
MONTHLY ENERGY MANAGER (EM) REPORT**

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Date: June 5, 2017

Reporting for May 2017.

Current vs. Baseline Energy Use for City-operated Facilities:

Summary - All City meters/accounts including street lights:

May 2017

kWh used: 605,245

Energy cost: \$83,959

May 2016

kWh used: 568,621

Energy cost: \$85,216

Increase in kWh usage to be further investigated at end of current quarter (June 30, 2017)

Current vs. Baseline Water Use for City-operated Facilities:

Summary - All City meters:

May 2017

Gal used: 6.07M

Water cost: \$59,471

May 2016

Gal used: 3.725M

Water cost: \$41,019

Note: Current water usage includes new irrigation and dust control associated with Truman Waterfront Park.

Keys Energy (KES) billing adjustments and corrections:

- None this period.

Street Lighting:

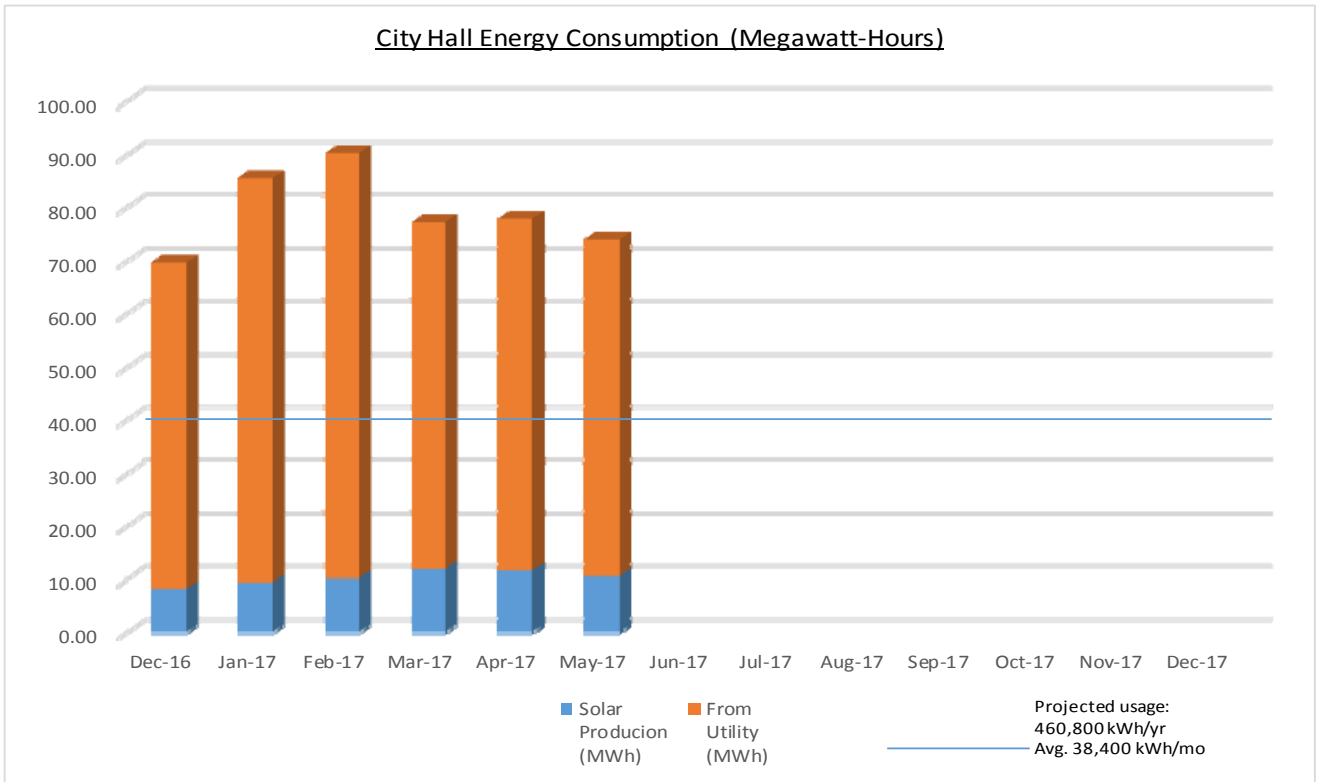
- No activity this period.

Priority Assessments:

- City Hall Commissioning (HVAC, Lighting Controls, Electric, Solar)

City Hall at Glynn Archer:

- Monthly Water Usage for May: 229,804 gal. (\$2,263).
- May electric usage:
 - KEYS: 63,600 kWh 146kW Demand Cost: \$7,814.26
 - Solar: 10,465 kWh 16.5% of energy consumption.
 - Savings due to solar: \$1,018



- Network reliability issues have been resolved for solar reporting system.
- Inverters are still randomly cycling off several times per day. Manufacturer is shipping replacement parts for warranty repairs.
- HVAC Testing & Balancing (T&B) report has been completed and the Commissioning Agent has made recommendations for corrections to the system configuration. System modifications are underway by the mechanical subcontractor and should be completed June 7, 2017. T&B will be performed again on modified system. These modifications are intended to reestablish positive pressure within the building.
- Collaborated with Commissioning Agent on building Trend Studies for overall HVAC system. Results will be studied and used for adjustment and optimization.
- Implemented occupancy schedule for City Hall HVAC on May 28.
- Programming of the Lutron lighting control system has not been completed. Vendor has agreed to perform site visit June 9 for additional programming input with City oversight.
- Current concerns and target areas:
 - Electrical demand billing remains high, possibly due to incorrect programming of HVAC control logic. Additional programming is required pending resolution of HVAC balancing issues.
 - Electrical consumption remains above design projections but is improving incrementally. Contributing factors include HVAC performance, Building Automation System (BAS) and Lutron lighting control system.

Action Items for June 2017:

- Primary focus will remain on oversight of commissioning for City Hall (HVAC, electrical, lighting controls and solar).
- Meet with City's property manager:
 - Identify properties for which utility billing currently paid by City could be assigned to tenant.
 - Identify properties for which submetering may be viable.
- Ongoing review of billing accounts.

Future Action Items

- Solicit quotes for datalogging energy meter.
- Evaluate sports lighting proposals.
- Street lighting.