

Energy Projects Update

A Word from your (energetic) President...

During this past year, the Board of Directors has devoted a considerable amount of time and effort towards dealing with upcoming Energy Projects - in each case, specifically with the aim of replacing obsolete equipment and improving energy efficiency. I would like to take this opportunity to provide an update of where we currently stand on each of these projects.

Four (4) energy-related projects have been identified and require our attention.

The equipment in each of these projects will serve long useful lives, are expensive, and in some of the cases, provide for significant energy saving opportunities.

The four (4) projects are:

- 1) The replacement of the two (2) rooftop chillers which provide air conditioning to the residential suites as well as to common element hallways and recreational facilities of the building;
- 2) The replacement and/or conversion

of the roof top make-up air units (MUAs) which assure pressurization of the hallways/stairwells and provide fresh (and heated) air to the hallways;

- 3) The replacement of the pool dehumidifier which heats the air in the pool area as well as the pool water and removes humidity from the pool area; and
- 4) Replacement of exterior pole mounted lighting.

Because these various pieces of mechanical (and electrical) equipment will each have long useful lives (roughly twenty-five (25) years or more) it is critical that we take advantage of current technologies to reduce energy consumption as much as possible.

To assist in the analysis of these energy related projects, the Board of Directors retained the services of an energy audit firm.

The table on page 2 provides a summary of their findings:

Contact Info:

Superintendent

Peter Pouget
Ph 613-228-3311

Office Hours:
Tuesday (3 to 4)
Thursday (3 to 4)

Property Manager

Josee Deslongchamps
Ph 613-301-8570

Office Hours:
Tuesday (8:30 to 11:30)
Thursday (8:30 to 11:30)

Board of Directors

- **President**
Gerry Dupont
- **Vice President**
David Dupont
- **Secretary**
Ron Smedmor
- **Treasurer**
Albert Lynch
- **Director**
Philip Plunkett

Project	% of Current Electricity Use	Estimated Cost To Replace	Estimated Annual Energy Saving
Make-Up Air Units (MUAs)	69.9 %	\$496,600	\$106,200
Chillers	14.1 %	\$398,100	\$ 1,000
Pool Dehumidifier	5.4 %	\$149,400	\$ 6,700
Exterior Lighting	1 to 3 %	\$ 8,700	\$ 760

Make up Air Units

As shown above, the energy savings associated with the replacement of the make-up air units is significant. It represents nearly 10% of our total annual operating budget.

HOWEVER, to achieve these savings, we will need to convert our existing MUA electrical heaters to natural gas heaters.

If we don't take advantage of this opportunity to convert to gas and we simply replace the existing electrically heated MUAs with other similar electrically heated MUAs, the energy savings for the project would only amount to \$2,550 annually.

Exterior Lighting

The energy audit firm has also recommended that the exterior pole mounted lights be replaced ASAP, as they are nearing the end of their useful lives. While the annual savings associated to this project are relatively low, there are currently significant energy rebates available from Ontario Hydro for exterior lighting conversions, which will help offset

the cost of this retrofit. These lighting rebates are time-limited and may not be available to us in the future.

Chillers and Pool Dehumidifier

Given that both of these systems have reached the end of their useful life expectancy and that we have begun to experience increased maintenance costs and occasional service disruptions related to both the chillers and the pool dehumidifier, the Board has decided to proceed with both of these projects as well.

The next steps

The Board has now retained the services of a mechanical engineering firm to proceed with the design and drafting of specifications for three (3) projects: the chillers, the pool dehumidifier and the exterior lighting.

This firm will also assist us with the project management of the contracts associated with the purchase and installation of these complicated projects.

Priorities

After having had service interrup-

tions with the chillers this summer, our first priority will be to replace the rooftop chillers to avoid further service disruption next summer. This work is anticipated for the late fall of 2015.

Again as a result of ongoing mechanical challenges and increasing maintenance costs, our second priority will be the replacement of the pool dehumidifier (commonly known as the Dectron). Work on this project is expected in the Spring of 2016.

Replacement of the exterior pole mounted lights is a relatively smaller project—work will be undertaken in the next few weeks.

Regarding the MUAs, the engineering firm has been requested to only proceed to the design stage of the project.

Once design is complete, the Board will convene a meeting of Owners for the purposes of proceeding to a vote of Owners. At least 2/3 of Owners will need to vote “yes” before the conversion can proceed.

More to come on this at the AGM (date to be announced).