EDC/SaveGas Property Commissioning Report

Report Creation: 11/2/2011 11:05:51 AM

Client: Positive Investments Inc

Property: Red Lion Hotel

PropID: 3164

Initial State: Boiler system is in standard operation. Operational system temperatures inconsistent and fluctuate dramatically.

Steps Taken: EDC Control is installed and placed into Profile Mode. At this point boiler operation is recorded and a demand profile is created. This profile is extremely precise, with a higher operational dead band (range of temperature).In the next week Baseline Mode is initiated and limited control smoothes out temperature ranges and system performance is enhanced due to longer boiler run times per cycle. Finally, the EDC Control engages system control and through temperature modulation, temps sent to guests become predictable and stable (Savings Mode).

End Result: When the EDC Control is installed and Savings Mode is applied, temperatures are controlled to exacting standards using proprietary algorithms. Boiler(s) run more efficiently adding years to their operational life and yield savings wherever possible in the daily usage cycle.

Summary: Net result in operational saving is a healthy 24% and natural gas usage is reduced accordingly. It should be noted that an EDC Controller is also controlling the kitchen boiler, by cycling off the system when the kitchen closes and ramping up for the next day's use. These economics are not part of the analysis.

% Saved: 24.00 %

Illustrations of Process:

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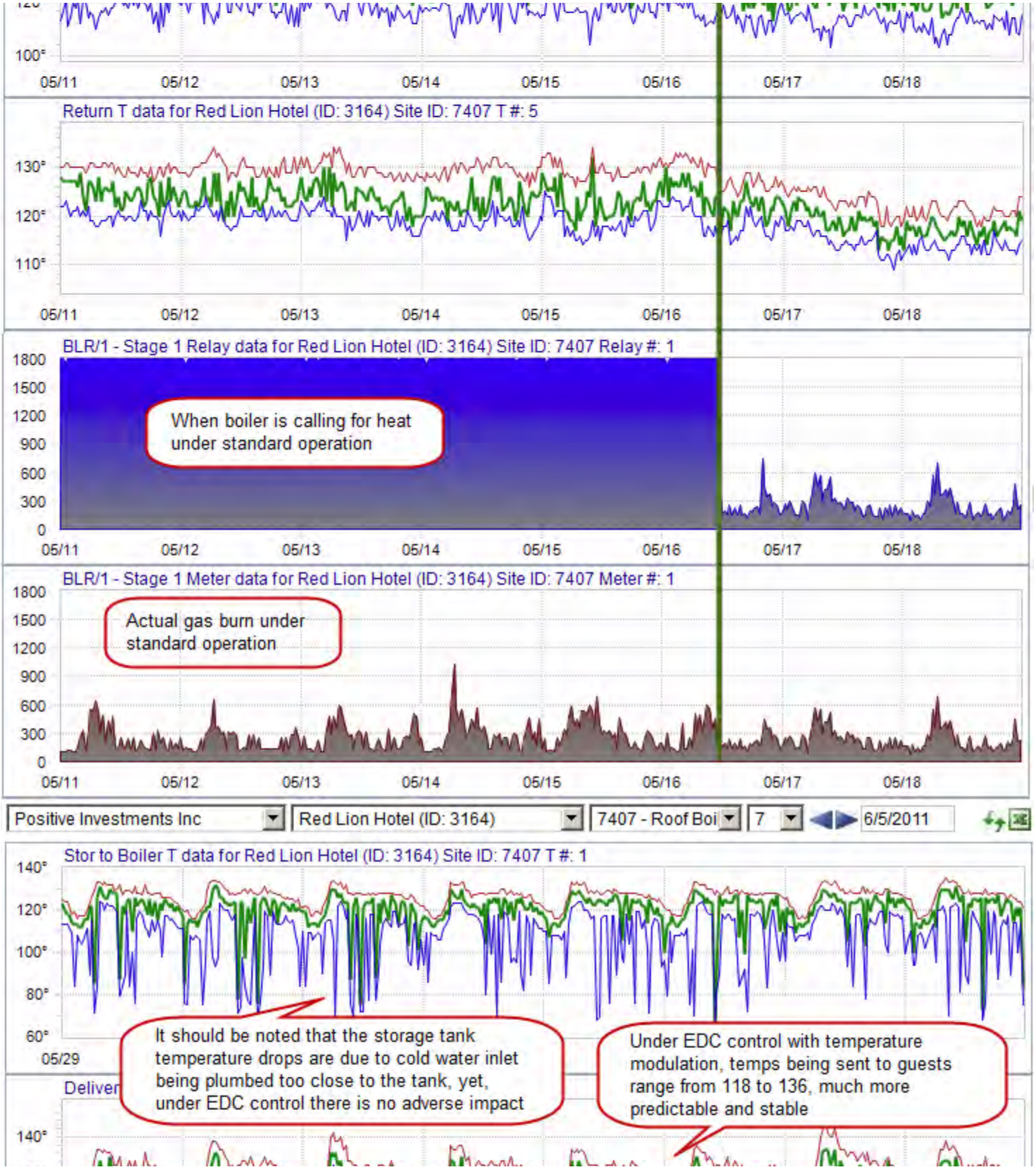
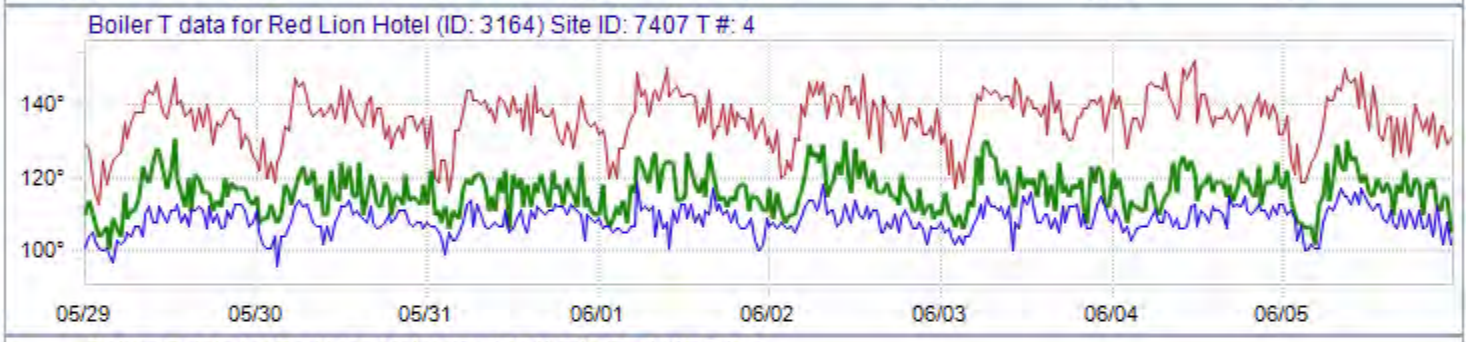
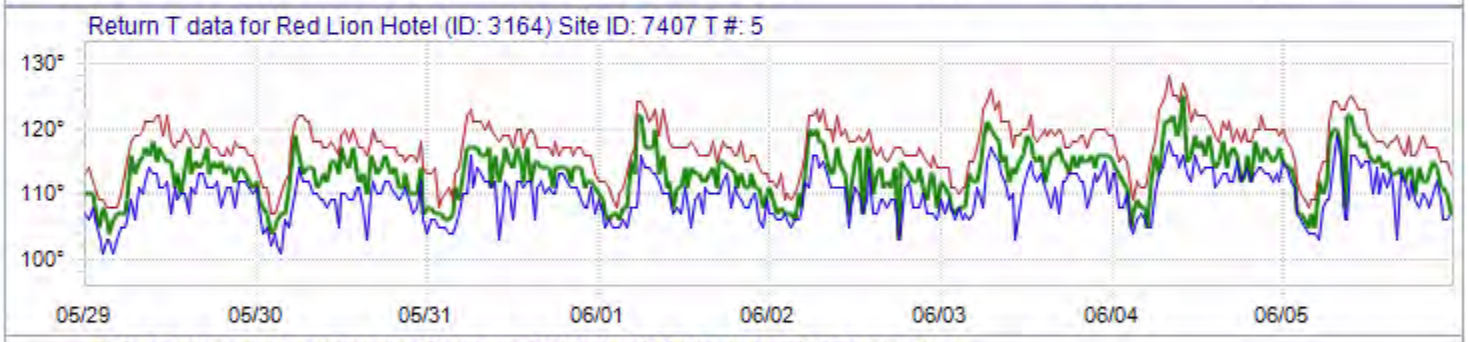
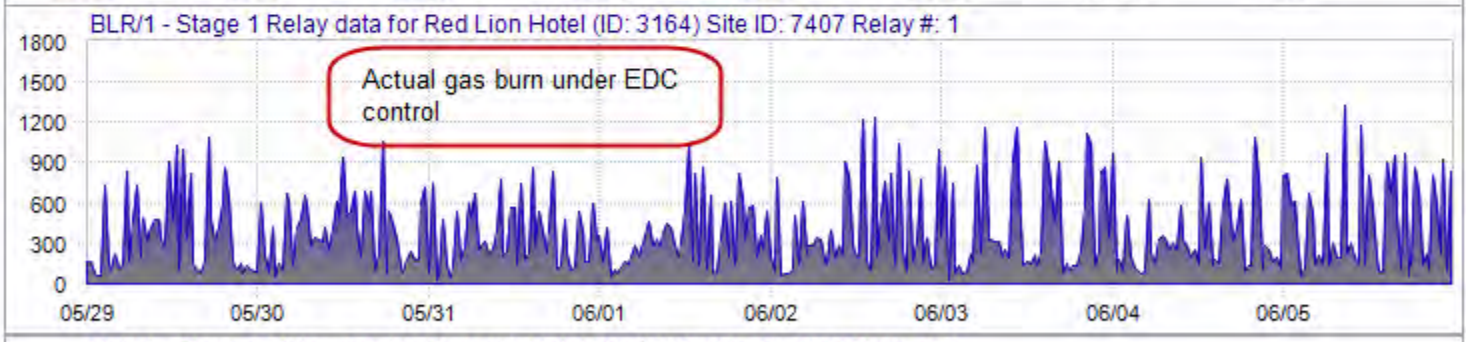
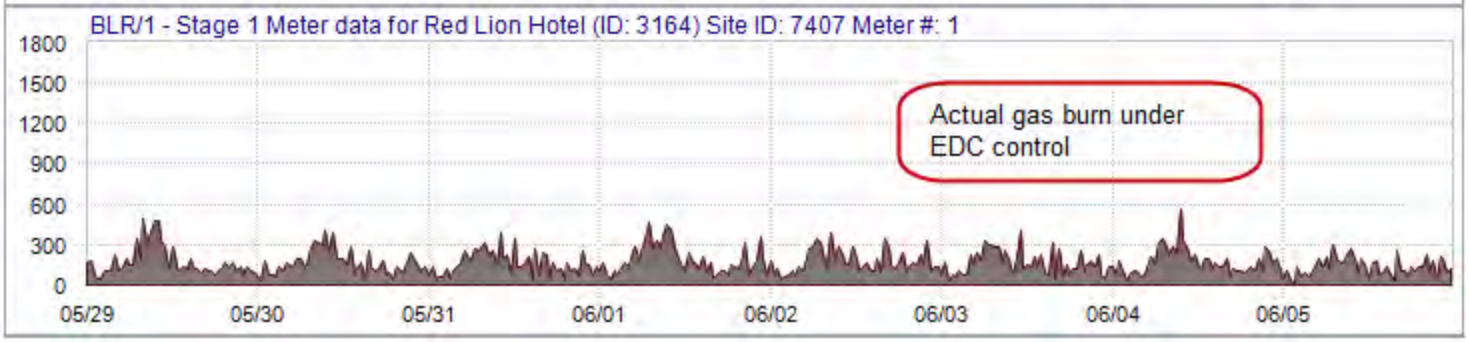



130°
120°
110°
05/29
05/30
05/31
06/01
06/02
06/03
06/04
06/05


Boiler T data for Red Lion Hotel (ID: 3164) Site ID: 7407 T #: 4
140°
120°
100°
05/29
05/30
05/31
06/01
06/02
06/03
06/04
06/05


Return T data for Red Lion Hotel (ID: 3164) Site ID: 7407 T #: 5
130°
120°
110°
100°
05/29
05/30
05/31
06/01
06/02
06/03
06/04
06/05


BLR/1 - Stage 1 Relay data for Red Lion Hotel (ID: 3164) Site ID: 7407 Relay #: 1
Actual gas burn under EDC control
1800
1500
1200
900
600
300
0
05/29
05/30
05/31
06/01
06/02
06/03
06/04
06/05


BLR/1 - Stage 1 Meter data for Red Lion Hotel (ID: 3164) Site ID: 7407 Meter #: 1
Actual gas burn under EDC control
1800
1500
1200
900
600
300
0
05/29
05/30
05/31
06/01
06/02
06/03
06/04
06/05

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Test:A Period:1 Date Start:05/16/2011 Date End:05/23/2011 Type:Schedule 1 Tuner:DD
Note:Put into S1 132 DB4 on the STB sensor.

Test:B Period:2 Date Start:05/23/2011 Date End:05/31/2011 Type:Control Week Tuner:DD
Note:Put into S3 128 -112 on sensor 1 db4

Test:C Period:1 Date Start:05/31/2011 Date End:06/06/2011 Type:Control Week Tuner:DD
Note:Fine tuning for savings Put in S2 126-110 On STB sensor 6-6-11 Checked system making adjustments to get STB line temps more consistent. 6-9-11 changed back to S3 128-111 S2 was too aggressive.6-27-11 Changes were made 6-23-11 to the delivery sensor checked present day and system looks good.

utility cost of gas: 0.9233 cost of gas used for analysis: 0.9233 nameplate burn ratio: 1.0

Manuf	Device Name	Name Plate BTUs	Adj Therms Per Hr	Hrs Day DS1	Hrs Day DS2	Therms Day DS1	Therms Day DS2	Therms Saved Mth	% Saved	Therms Saved Yr	Dollars Saved Mth	Dollars Saved Yr
Raypak	BLR/1 - Stage 1	1336000	13.36	2.84	2.16	37.98	28.86	274	24.0 %	3,328	$252.57	$3,072.87
					Total	**37.98**	**28.86**	**274**	**24.0 %**	**3,328**	**252.57**	**3,072.87**