

BUILDINGENERGY BOSTON

The Cost of Prediction: Where the Models End and Meters Begin

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Sustainable Comfort, Inc.**

Curated by Lauren Baumann and Smit Nimesh Ajmera

Northeast Sustainable Energy Association (NESEA) | March 23, 2026



SUSTAINABLE COMFORT

The Cost of Prediction: Where Models End and Meters Begin

James Moriarty
Michelle Tinner

Learning Objectives

Identify the limitations and strengths of common energy modeling tools, including WUFI and HERS, in predicting actual energy use and operating costs for multifamily housing projects.

Evaluate the relationship between modeled energy performance and real utility cost data to improve design-phase decision-making and cost forecasting.

Apply high-level utility cost estimating methods early in the design process to inform key project choices such as mechanical system selection, metering strategy, and payment structure.


Integrate energy cost prediction insights into design and development workflows to support owners, architects, and engineers in achieving both performance and financial goals for all-electric multifamily buildings.



Outline

- 1: Why – Energy burden, reduce costs, reduce carbon emissions, health
- 2: Cost are rising – What's in an electric rate
- 3. Compliance energy modeling tools - What they do and don't do
- 4. Predicting utility costs
- 5. Comparing models to actuals
- Questions?



A black and white photograph showing the silhouette of a house with a chimney. The chimney is emitting a plume of white smoke that rises into the air. The background consists of a cloudy sky and the bare, dark branches of trees. The overall mood is somber and cold.

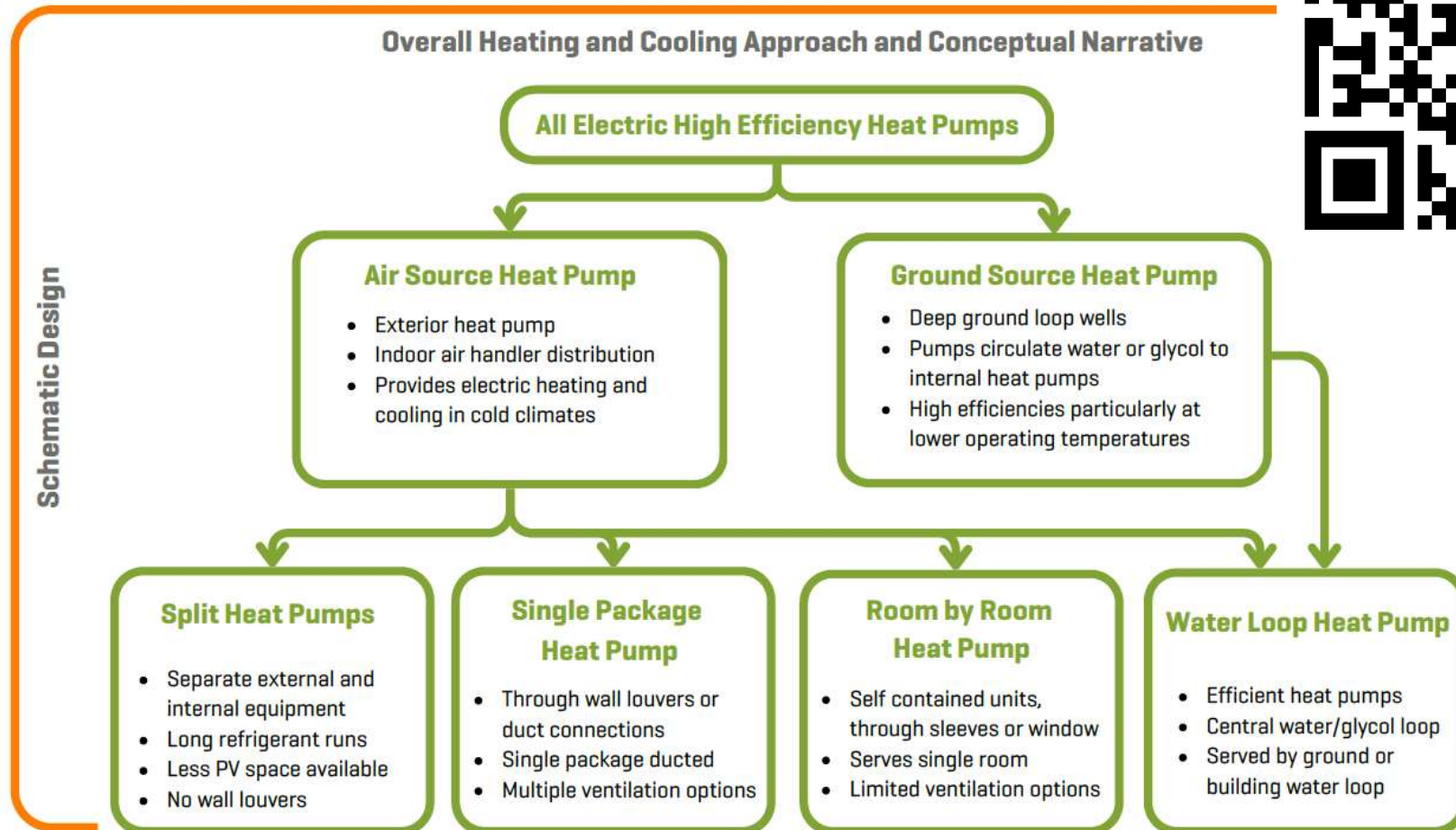
People live in Energy Poverty
when they have difficulty
meeting their energy needs
for housing and transportation.

Image Credit: Living in Energy Poverty Documentary

Cost Matters

- Operating Expense Management and Net Operating Income
 - Owner-paid vs tenant-paid utilities – or a blend
- Affordable Housing Developer: Setting the utility allowance to capture first year savings from energy efficiency measures
- Market Rate Developers: Marketability to energy / environmentally / health-conscious consumers
- Identify potential operational issues / initiate investigation and retro commissioning.

Electric Mechanical Selection Guide



Residential Energy Rates

Service Address: 123 MAIN STREET, ANYTOWN, NY 12345
NYSEG DETAILED ACCOUNT ACTIVITY

Page 3 of 5

 **Electricity Service - Residential**
Electricity Rate - 12001 NYSEG Supply Service

Service from: 08/26/25 - 09/24/25
PoD ID: N00000000000000

Meter Number	Current Meter Read Date	Current Meter Read Reading	Previous Meter Read Date	Previous Meter Read Reading	Reading Difference	Billed Usage	Billing Period
0000000000	09/24/25	0000 A	08/26/25	0000 A	363	363 kwh	30 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Electricity Delivery Charges

Basic service charge						19.00
Delivery charge	363 kwh	@	0.09783			35.51
Transition charge	363 kwh	@	0.00805651			2.92
Revenue decoupling mech	363 kwh	@	0.000118			0.04
SBC charge	363 kwh	@	0.006629			2.41
Recovery charge	363 kwh	@	0.009344			3.39

Subtotal Electricity Delivery **\$63.27**

Electricity Supply Charges

Supply charge	363 kwh	@	0.07571393			27.48
Merchant function charge - Aug	72 kwh	@	0.003981			0.29
Merchant function charge - Sep	291 kwh	@	0.003278			0.95

Subtotal Electricity Supply **\$28.72**

Electricity Taxes and Surcharges

Taxes on delivery charges		@	3.0928%			1.96
Taxes on supply charges		@	1.0101%			0.29

Subtotal Electricity Taxes and Surcharges **\$2.25**

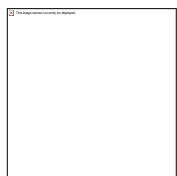
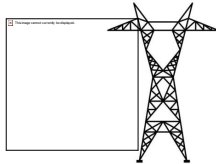
Total Electricity Cost **\$94.24**

Customer Charge

Delivery Charge per kWh

Supply Charge per kWh

Taxes and Fees



Commercial Energy Rates

Meter Number	Current Meter Read Date	Meter Read Reading	Previous Meter Read Date	Meter Read Reading	Reading Difference	Meter Mult	Billed Usage	Billing Period
0300123831	10/28/25	2917 A	09/27/25	2658 A	259	100	25900 kwh	32 days
0300123831	10/28/25	7.89 A	09/27/25	7.25 A	0.64	100	64.00 kw	32 days
0300123831	10/28/25	81 A	09/27/25	71 A	10	100	1000 kvah	32 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

Power Factor: 99.9%

Electricity Delivery Charges

Basic service charge							49.00
Demand charge	64.0000	kw	@	18.58			1,189.12
Delivery charge	25900	kwh	@	0.00066			17.09
Transition charge	25900	kwh	@	0.00311971			80.80
Transition charge	64.0000	kw	@	0.72913136			46.66
Revenue decoupling mech	25900	kwh	@	-0.000747			-19.35
SBC charge	25900	kwh	@	0.006629			171.89
Recovery charge	64.0000	kw	@	1.65			105.60
Subtotal Electricity Delivery							\$1,640.61

Electricity Taxes and Surcharges

Taxes on delivery charges			@	1.0101%			16.57
State sales tax			@	4.0000%			66.29
County sales tax			@	4.0000%			66.28
Subtotal Electricity Taxes and Surcharges							\$149.14
Total Electricity Cost							\$1,789.75
Total Energy Charges							\$1,789.75

Electricity Supply Detail

Energy charge	25900	kwh	@	0.09129			2,364.41
State and Local Sales Tax							189.16
Current Electricity Supply Charges							\$2,553.57

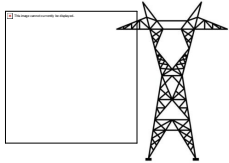
Customer Charge

Delivery Demand Charge per kW

Deliver charge per kWh

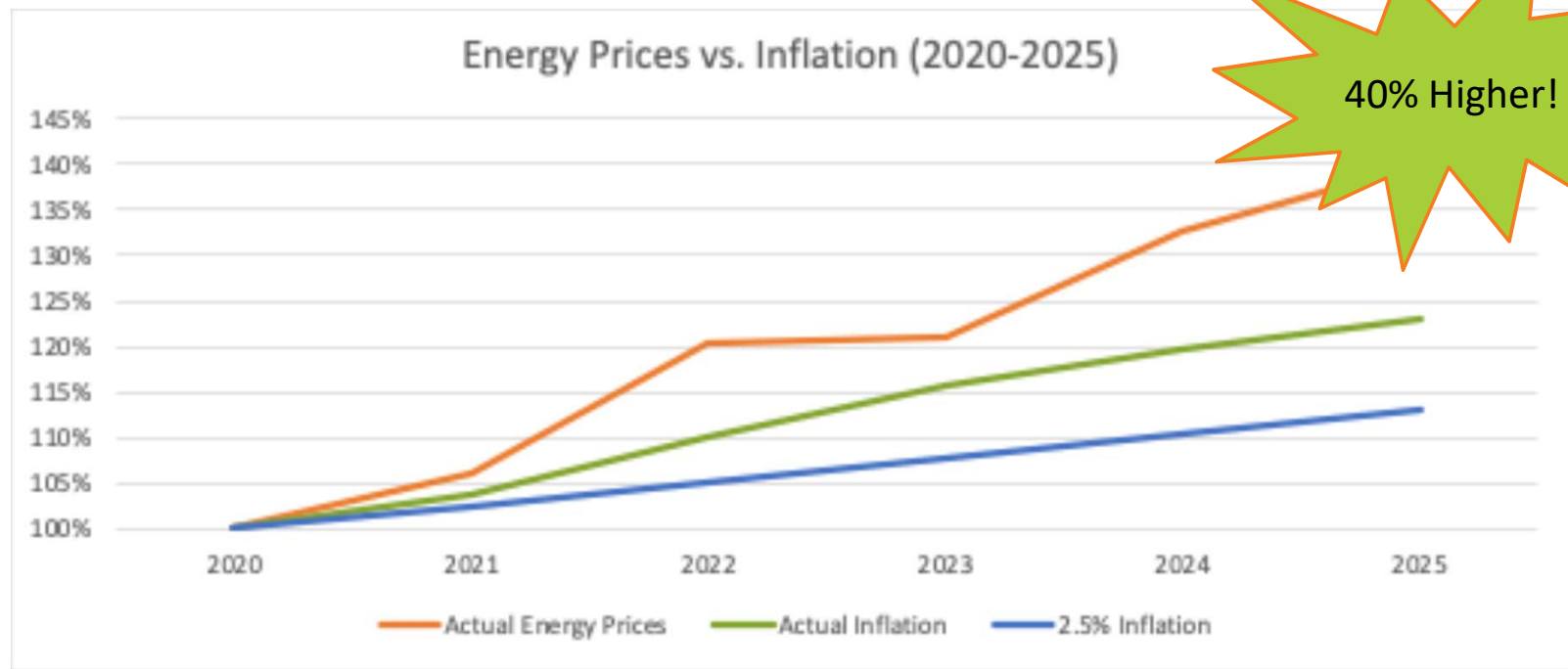
Taxes and Fees

Supply Charge per kWh



Trends in Utility Rates

- Impacts on high performance all electric housing.
- Electrification is increasing operating costs



Actual Rates and history

Electric Power Monthly

Table 5.6.A. Average Price of Electricity to Ultimate Customers by End-Use Sector,
by State, December 2025 and 2024

Census Division and State	Residential		Commercial	
	December 2025	December 2024	December 2025	December 2024
New England	28.37	28.23	23.53	22.10
Connecticut	25.30	28.12	22.21	23.28
Maine	30.39	26.21	21.55	19.41
Massachusetts	30.88	31.17	24.76	22.41
New Hampshire	26.28	23.68	21.19	19.85
Rhode Island	31.15	25.40	25.69	23.46
Vermont	23.22	22.05	20.70	19.58
Middle Atlantic	23.25	20.43	17.42	15.65
New Jersey	22.98	19.41	16.13	14.59
New York	27.39	24.41	20.61	18.72
Pennsylvania	20.08	17.56	13.16	11.14

https://www.eia.gov/electricity/monthly/epm_table_grapher.php?t=epmt_5_6_a

Actual Rates and history

Example:

- Gas: \$2.52 per Therm (Eversource)
- Electric: \$0.33 per kWh (National Grid)

Gas
\$25.2/MMBtu

Electricity
\$96.7/MMBTU

1 : 3.837 Price Difference

For equivalent 90% furnace, break even point is 3.5 COP

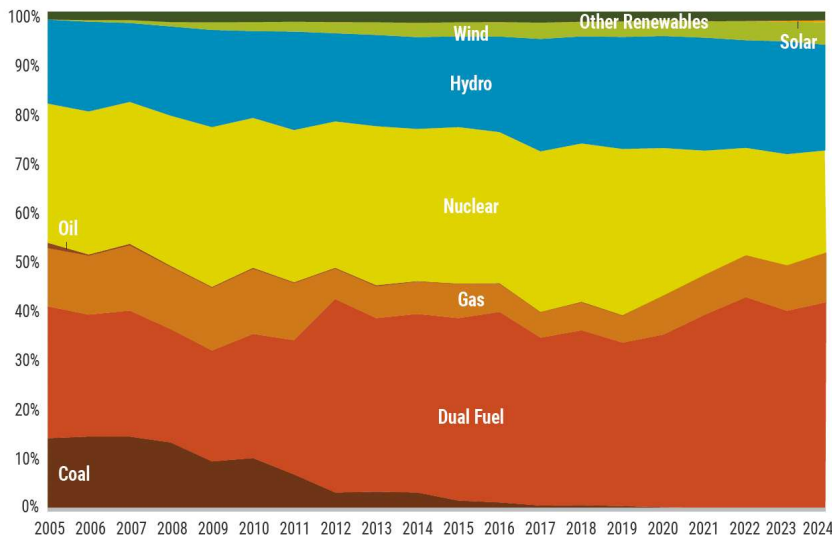
Real-world COP in the 2.2-3.2 Range

Carbon Emissions of Electricity

- Emissions matter when the electricity is needed, not just how much.
- We need to care just as much about the peaks as total electrical usage.
- Current clean energy not available during winter peaks

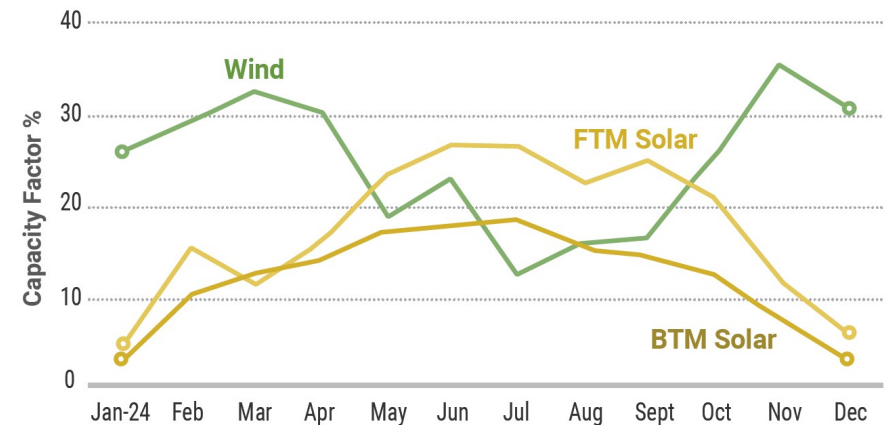
Supply Trends

FIGURE 24: HISTORICAL FUEL MIX FOR ENERGY PRODUCTION IN NEW YORK STATE



> The fuel mix of the resources powering New York's grid has become cleaner over time, including the elimination of coal-fired power plants, the growth of wind, and the emergence of solar.

FIGURE 13: MONTHLY WIND AND SOLAR CAPACITY FACTORS



Source: <https://www.nyiso.com/power-trends>

Current trends in utility costs – Controlling Peaks

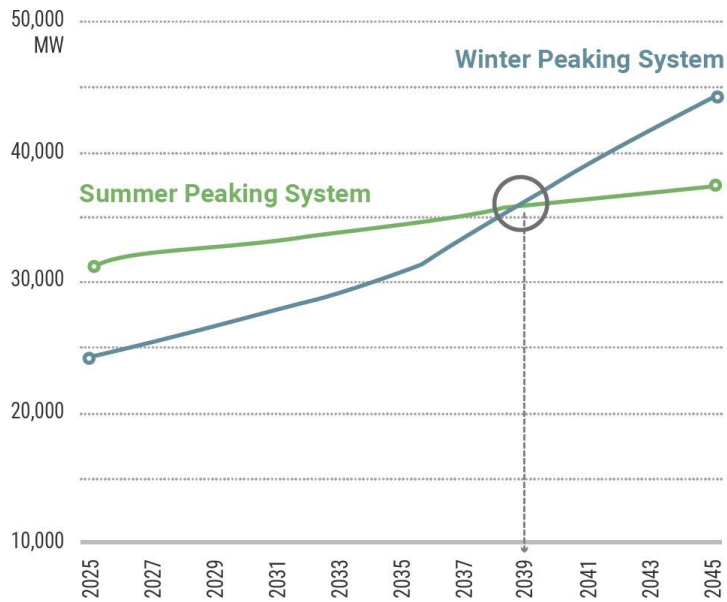
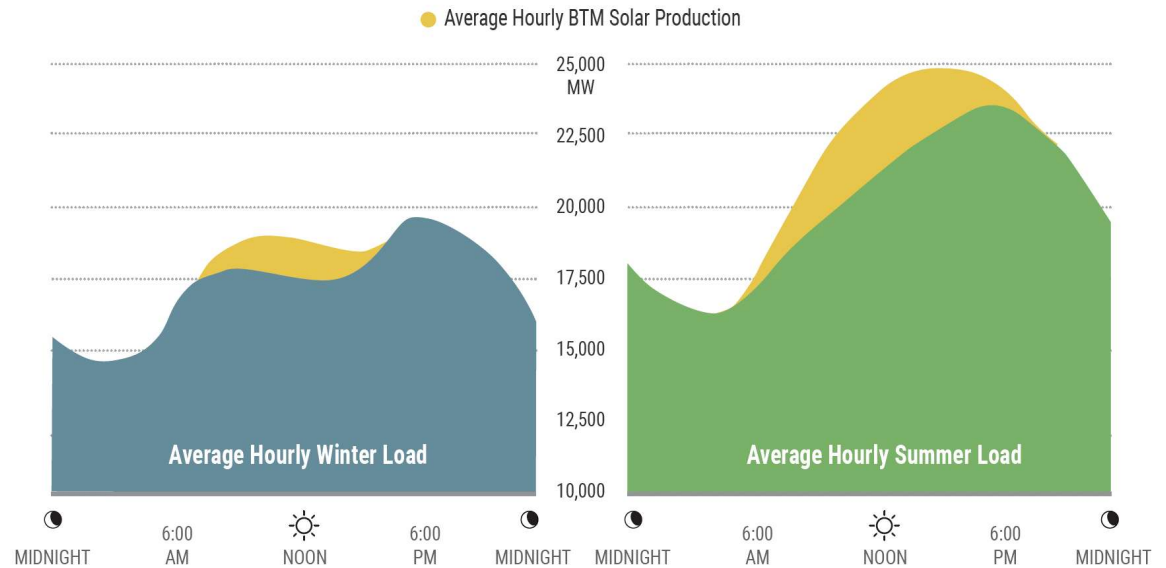


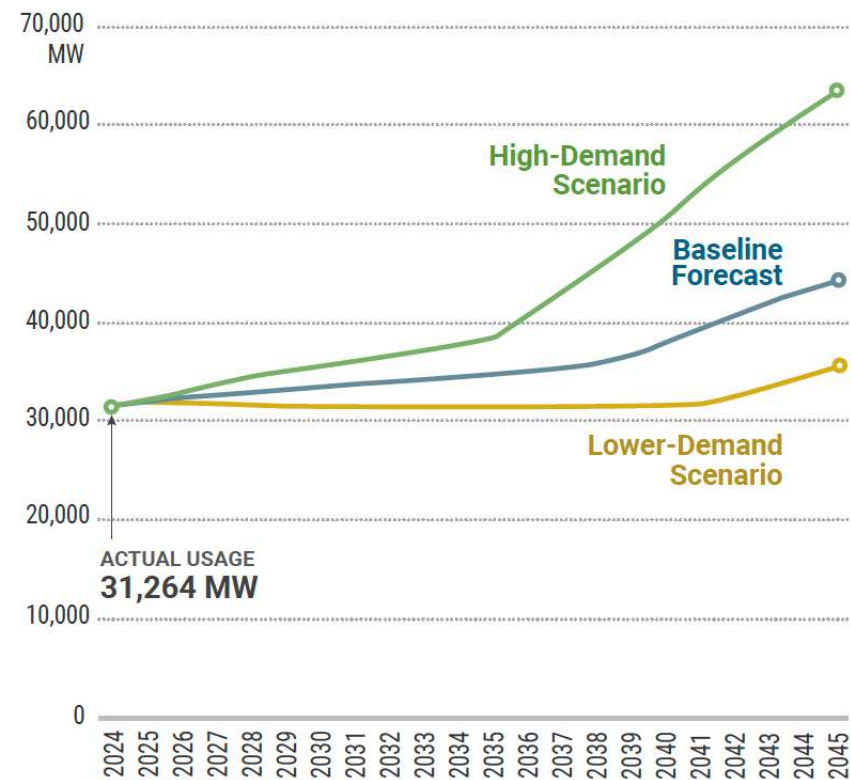
FIGURE 25: SUMMER AND WINTER BTM SOLAR PERFORMANCE



Source: <https://www.nyiso.com/power-trends>

Current trends in utility costs – Controlling Peaks

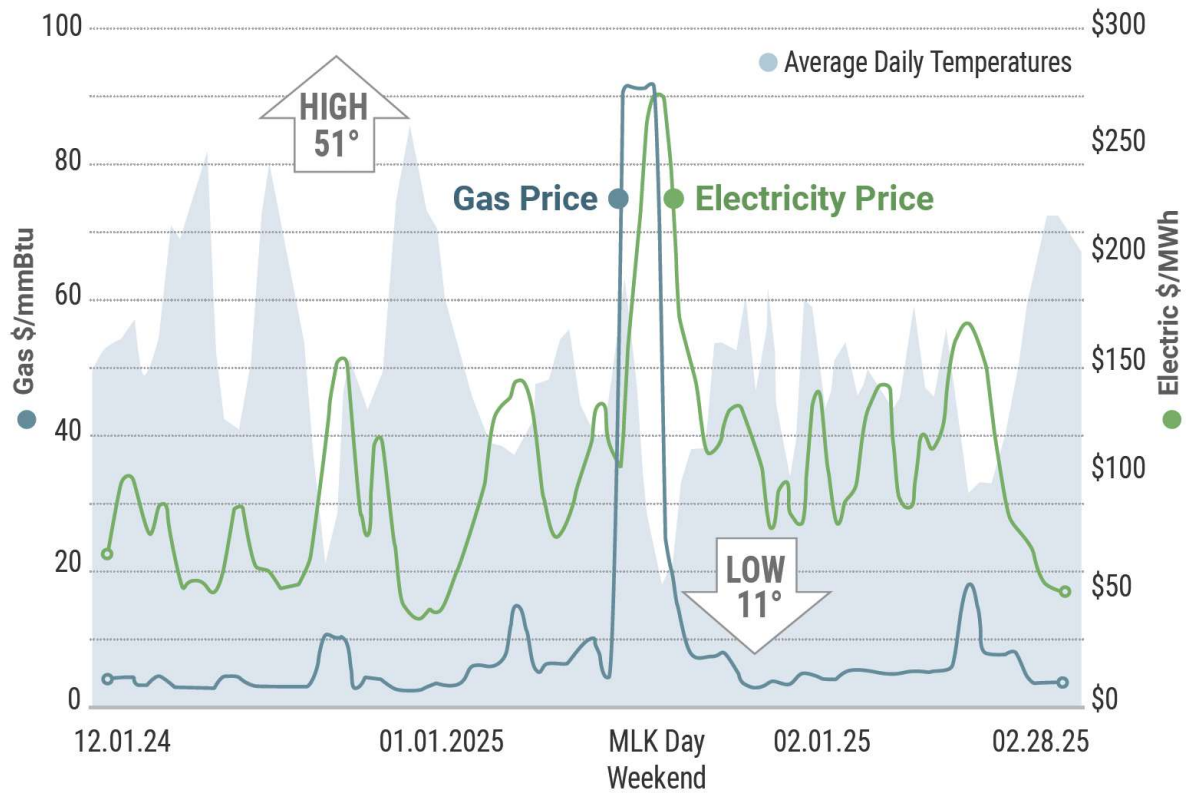
**FIGURE 7: ACTUAL AND FORECAST ANNUAL PEAK DEMAND:
2024-2045**



Source: <https://www.nyiso.com/power-trends>

Current trends in utility costs

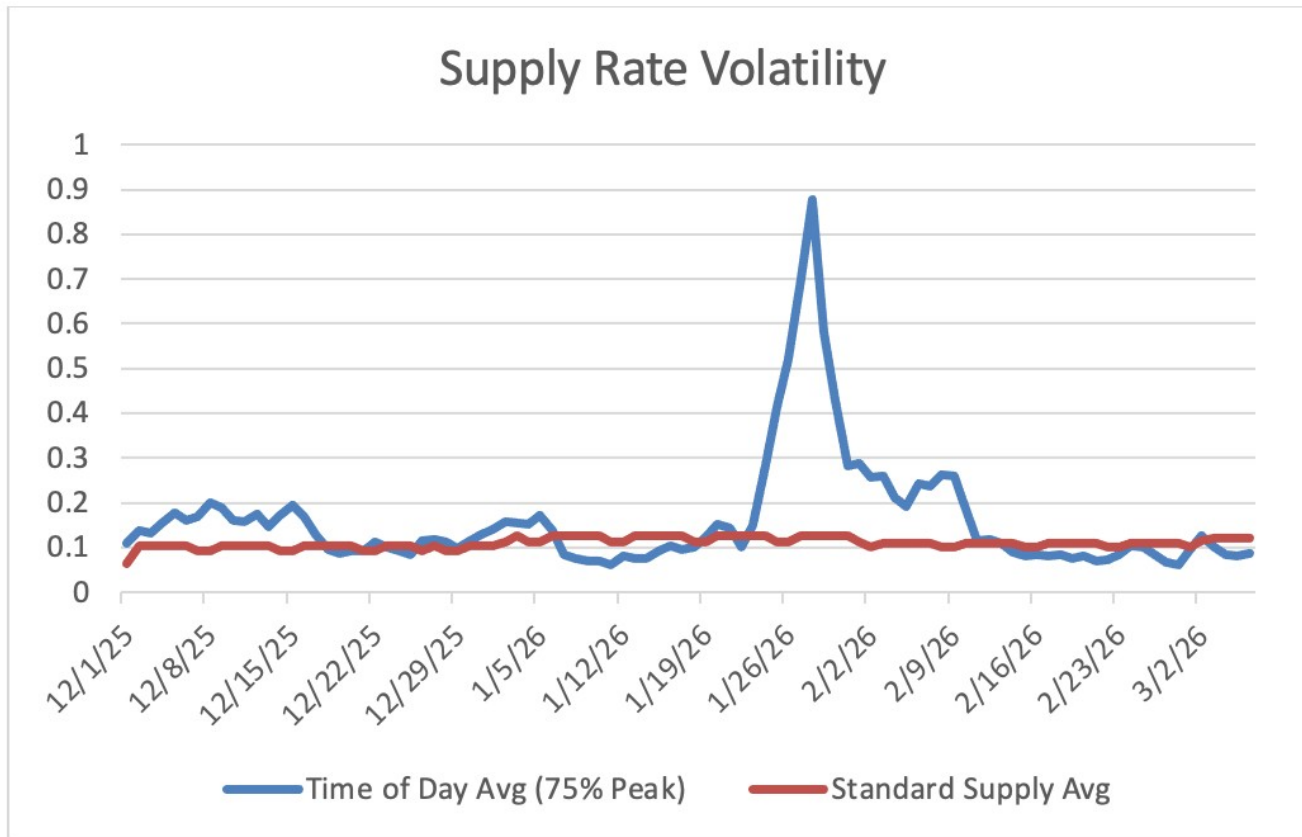
FIGURE 3: WINTER 2024/25 DAILY TEMPERATURE AND ENERGY PRICES



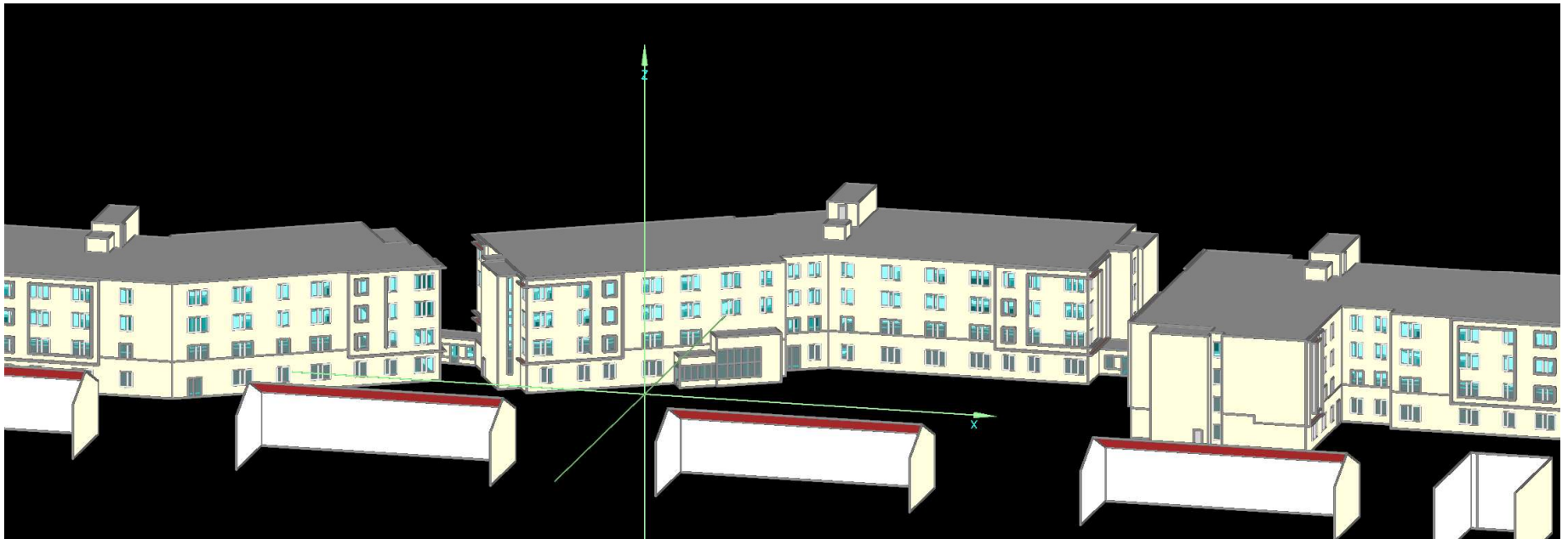
Source: <https://www.nyiso.com/power-trends>

Current trends in utility costs

- Residential: Consider Time of Day Rates vs. Standard



Building Energy Modeling



Compliance Tools



eQUEST

REM/Rate™



Energy Modeling Comparisons – Ekotrope Apts

Annual Energy Cost

Electric	\$869
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Annual End-Use Cost

Heating	\$250
Cooling	\$9
Water Heating	\$72
Lights & Appliances	\$281
Onsite Generation	-\$0
Service Charges	\$257
Total	\$869

Annual End-Use Consumption

Heating [Electric kWh]	2,503.8
Cooling [Electric kWh]	91.7
Hot Water [Electric kWh]	679.6
Lights & Appliances [Electric kWh]	2,810.5
Total [Electric kWh]	6,085.6
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.33
Peak Summer kW	0.66

Utility Rates

Electricity	Elec RG&E
Natural Gas	Gas RG&E

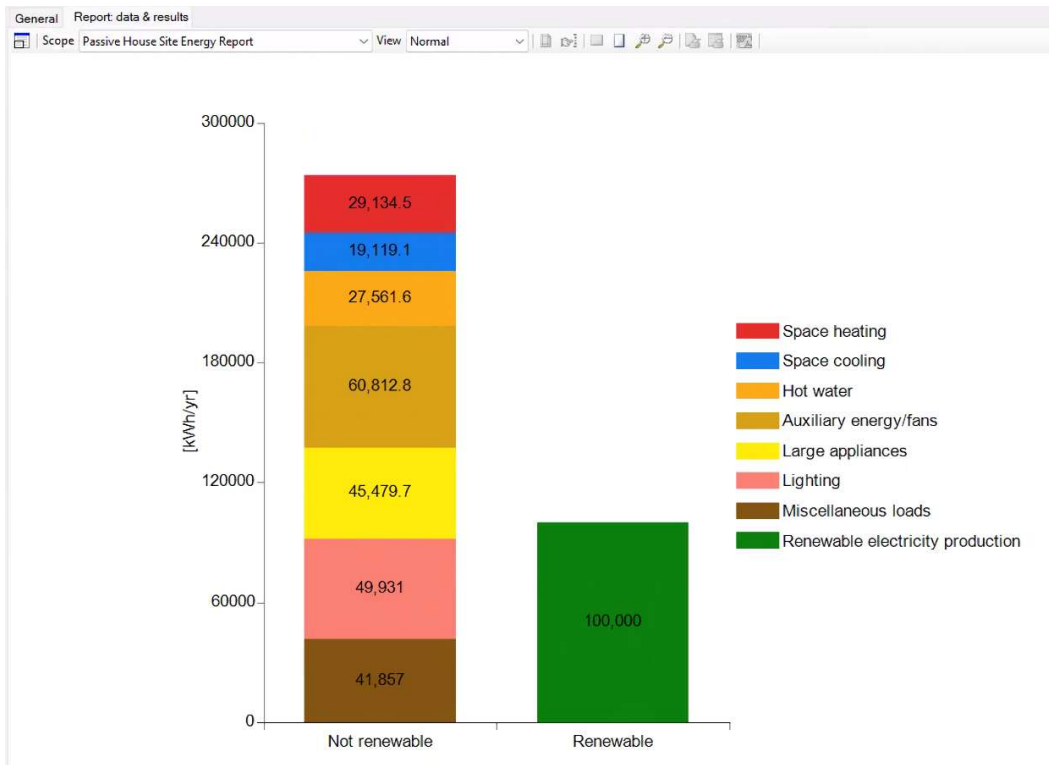
HERS Rating Fuel Summary Report

- Cost by End Use
- Dollars by End Use
- Custom Utility Rates
- Peak estimate – only per apartment

Limitations

- No split between who pays
- No central system options
- Apartment uses only, no common areas

Energy Modeling Comparisons – WUFI Whole Building

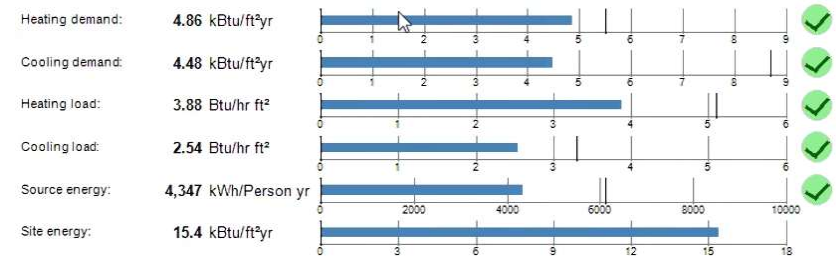


Passive House Site Energy Report

- Usage by End Use
- No dollars due to no energy rates
- Includes renewable generation

Limitations

- No dollars. Multiple by rates to get dollars
- Whole building only, not able to allocate to tenants
- Limited peak load modeling



Energy Modeling Comparisons – Engineering Calcs

SCI Custom Utility Cost Calculations

- Sets tenant utility allowances, and owner paid costs
- Simple models - 1-2 hours to setup at SD Stage
- Separates tenant and owner paid costs
- Estimate demand using Load Factors (LF)

Limitations

- Simple model – does not do detailed calculations
- Needs constant upkeep to maintain and spot check against actual data
- Tends to under-estimate cost for future years
- Only uses residential rate for all meters currently

The screenshot shows a spreadsheet application with the following sections:

- Building Information:** A table with columns for Unit breakdown, Average Area, # Beds, # PEOPLE, AREA, Default Rates (CFM Continuous), Optional Ventilation Rates (CFM Continuous), and Rates Used (CFM Continuous). Rows include Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, 4 Bedroom, Common (Office, Community Room, Kitchen), Common (Corridor and low-usage areas), Common (Fifteen), Total Common, and Commercial.
- Assembly Information:** A table with columns for Roof / Ceiling (sqft), Exterior Walls (sqft), Windows (sqft), Doors (sqft), Framed Floor (sqft), Slab Perimeter (ft), and various R-values. It includes a note: "GROSS ADJ = WALLS NOT ADJUSTED FOR WINDOWS / DOORS".
- HVAC System:** A table with columns for Type and Paid for by. It lists Heating System (VRF, Tenant), Cooling System (VRF, Tenant), Ventilation System (Tenants) (ERV (Central), Owner), Ventilation System (Common) (ERV (Central), Owner), Domestic Hot Water (Integrated Heat Pump, Owner), DHW Recirculation Loop (Yes), DHW Location (Central), Apartment Electric paid by (Tenant), Apartment Gas paid by (NA), Laundry (Central), Commercial Space Electric paid by (Tenant), Commercial Space Gas paid by (Tenant), # of Owner Paid Electric meters (3), # of Owner Paid Gas meters (3), and Enter Support Temperature (°F) (120).
- Miscellaneous:** A table with columns for Item and Value. Rows include Elevator (Yes), Parking Storage Area, Outdoor Parking Area (1000), Walkway Length (35), # of Entry Doors (32), Garage Exhaust Fan, and # of Commercial Space Electric meters.

Estimating Utility Costs

1. Apply specific utility rates
2. Setup basic building geometry
3. Determine who pays for major heating/cooling
4. Determine who pays for other systems
5. Calculates cost to tenants and owner paid utilities

Table of Assumptions			
Cost per kWh Electricity	\$ 0.220	per kWh	NYSEG Rate
Electric Service Charge	\$ 19.89	monthly	NYSEG Rate
Building Properties			
	Average Area	Unit Count	Notes
1 Bedroom	695 sq. ft.	51	From Drawings
2 Bedroom	981 sq. ft.	3	From Drawings
Common Area	17,241 sq. ft.	-	From Drawings
Total Area	55,629 sq. ft.	-	From Drawings
System Descriptions			
System	Description	Paid for By:	
Heating	Split System Heat Pump	Tenant	
Cooling	Split System Heat Pump	Tenant	
Ventilation	ERV (Central)	Owner	
Domestic Hot Water	Integrated Heat Pump	Tenant	
Laundry	Central	Owner	
Apartment Electric	In-unit appliances, lighting and miscellaneous plug loads	Tenant	

Utility Allowance – Tenant

1 Bedroom			
Category	kWh / Year	Avg. Monthly Cost	Yearly Cost
Heating			
Cooling			
Domestic Hot Water			
Lighting			
Miscellaneous Loads			
Service Charge			
2 Bedroom			
Category	kWh / Year	Avg. Monthly Cost	Yearly Cost
Heating			
Cooling			
Domestic Hot Water			
Lighting			
Miscellaneous Loads			
Service Charge			

Owner Paid Estimating

Owner Paid Costs			
Category	kWh / Year	Avg. Monthly Cost	Yearly Cost
Heating		\$ 1,028	
Cooling		\$ 104	
Domestic Hot Water		\$ 13	
Lighting		\$ 667	
Miscellaneous Loads		\$ 1,374	
Solar Production		\$ -	
Service Charge			

Recent All Electric Updates

- Account for overall building heating efficiency
- Account for heat pump water heating
- Calibrate to actuals difficult due to early adoption
- When energy is used is as or more important than how much is used

Space Conditioning Efficiencies [overwrite default values in light gray cells if needed]		
Electric Heating	COP @ 47F	COP @ 17F
Split System Heat Pump	3.5	2.1
Through Wall Heat Pump	2.8	1.6
VRF	2	1.3
Ground Source Heat Pump	4.75	3.5
Electric Resistance	1	1

DHW Efficiencies [overwrite default values in light gray if needed]	
	Efficiency rating [AFUE or UEF]
Electric Resistance	0.95
Ground Source Heat Pump	3.75
Split System Heat Pump	2.5
Gas Fired Storage	0.782
Gas On Demand	0.96
Integrated Heat Pump	2.5

*Note: Several studies has shown VRF buildings performing in the COP 1.3-1.7 range, especially when oversized to the loads.

Recent All Electric Updates

Common Area Demand Meter Assumptions			
Load Factor	0.48		Average kW / Peak kW
Demand Charge	\$ 18.580	per kW	12002 NYSEG Non-Residential Demand Rate
Delivery kWh Charge	\$ 0.050	per kWh	12002 NYSEG Non-Residential Demand Rate
Supply Charge	\$ 0.14	per kWh	12002 NYSEG Non-Residential Demand Rate
Service Charge	\$ 49	per Month	12002 NYSEG Non-Residential Demand Rate
Total Common Blended Rate	\$ 0.24	\$/kWh	Calculated from Yearly Cost/kWh

- Split by month to account for seasons

- Estimate demand to set commercial rates

Monthly Owner Electric Cost							
Month	Electric Use [kWh]	Peak Demand [kW]	Delivery Cost [per kWh]	Delivery Cost [per kW]	Supply Cost [per kWh]	Service Charge	Total Cost
Jan	85,853	248	\$ 4,293	\$ 4,616	\$ 12,020	\$ 49	\$ 20,978
Feb	77,488	224	\$ 3,875	\$ 4,166	\$ 10,849	\$ 49	\$ 18,939
Mar	70,171	203	\$ 3,509	\$ 3,773	\$ 9,824	\$ 49	\$ 17,155
Apr	51,814	150	\$ 2,591	\$ 2,786	\$ 7,254	\$ 49	\$ 12,680
May	37,789	109	\$ 1,890	\$ 2,032	\$ 5,291	\$ 49	\$ 9,262
Jun	30,873	89	\$ 1,544	\$ 1,660	\$ 4,323	\$ 49	\$ 7,576
Jul	31,196	90	\$ 1,560	\$ 1,678	\$ 4,368	\$ 49	\$ 7,655
Aug	30,528	88	\$ 1,527	\$ 1,642	\$ 4,274	\$ 49	\$ 7,492
Sep	33,269	96	\$ 1,664	\$ 1,789	\$ 4,658	\$ 49	\$ 8,160
Oct	47,701	138	\$ 2,386	\$ 2,565	\$ 6,679	\$ 49	\$ 11,679
Nov	62,702	181	\$ 3,136	\$ 3,371	\$ 8,779	\$ 49	\$ 15,335
Dec	78,092	226	\$ 3,905	\$ 4,199	\$ 10,933	\$ 49	\$ 19,086
Total	637,476	248	31,880	34,277	89,252	\$ 588	\$ 155,997

Village Grove, Central NY



Trumansburg, NY
40-units
41,933 square feet
Passive House Certified

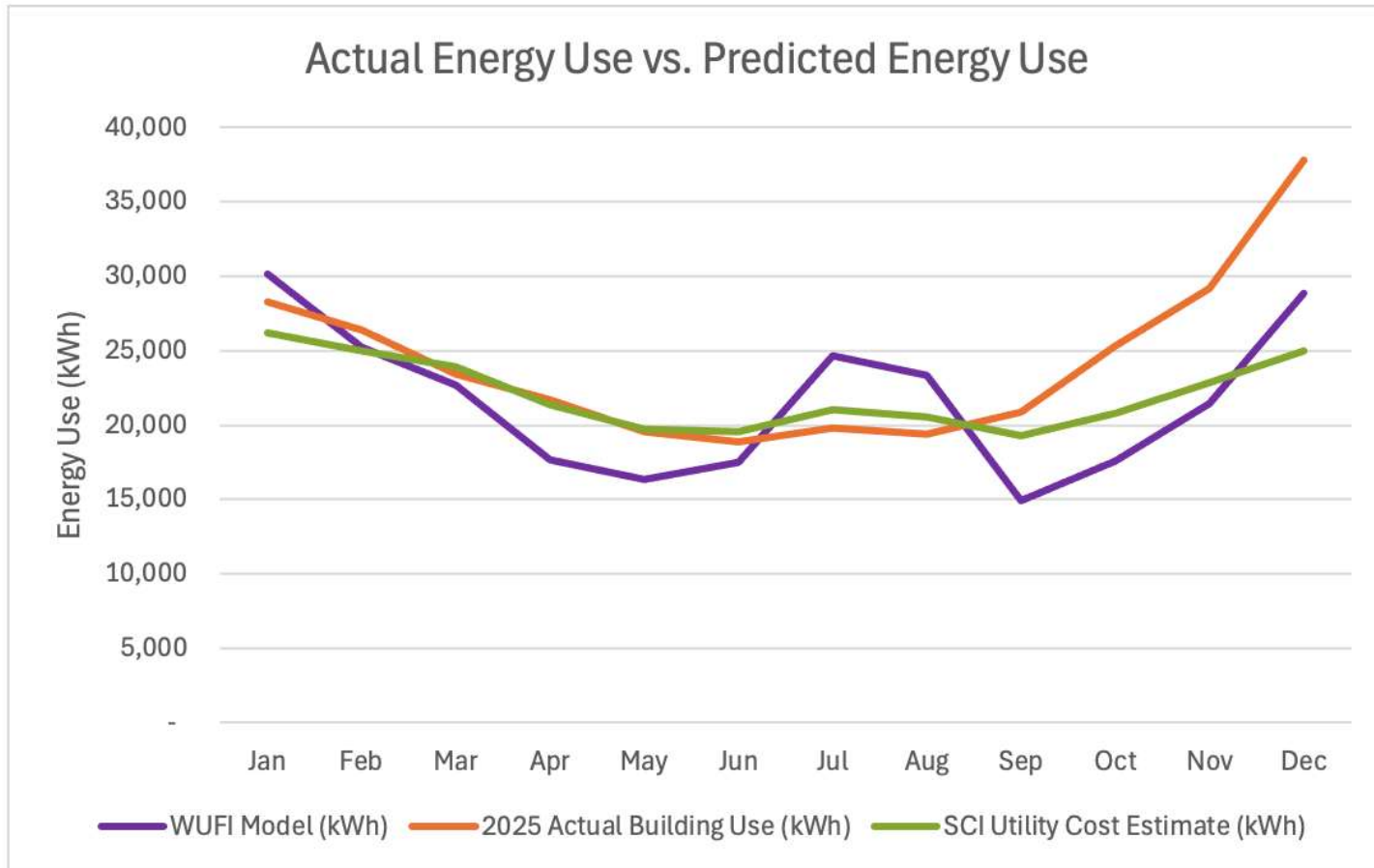
Central geothermal heating,
cooling, hot water system



Village Grove, Central NY

EUI (kBtu/sf/yr)

24.2



Village Grove, Central NY

EUI (kBtu/sf/yr)

24.2

Actual Building Electric Use				
Read Date	Building Electric Use [kWh]	EV Charging [kWh]	Total Electric Meter [kWh]	Total Cost
1/28/25	28,300		28,300	\$ 7,706
2/26/25	26,414	186	26,800	\$ 7,820
3/27/25	23,430	670	24,000	\$ 6,059
4/28/25	22,300		22,300	\$ 5,468
5/28/25	20,100		20,100	\$ 3,773
6/26/25	19,400		19,400	\$ 3,520
7/28/25	19,700	800	20,500	\$ 3,647
8/27/25	19,355	645	20,000	\$ 3,626
9/26/25	20,891	609	21,500	\$ 3,856
10/28/25	25,326	574	25,900	\$ 4,343
11/26/25	29,206	494	29,700	\$ 4,889
12/29/25	37,830	970	38,800	\$ 6,100
Yearly Total	290,630	6,670	297,300	\$ 60,808

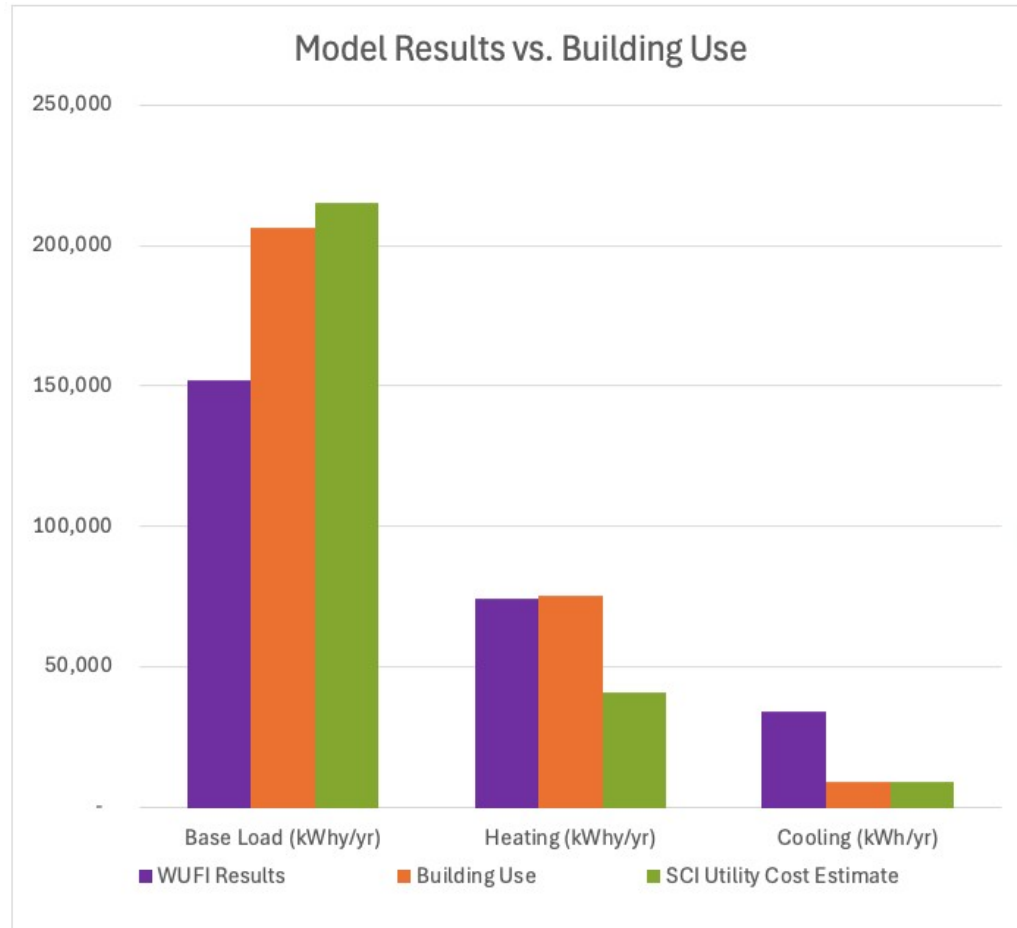
\$126/Unit/Month

*Supply cost of \$0.099 confirmed in October 2025 and extrapolated to all months

Village Grove, Central NY

EUI (kBtu/sf/yr)

24.2



West Side Homes, Buffalo, NY



Buffalo, NY
15 units
17,044 square feet
Passive House Certified

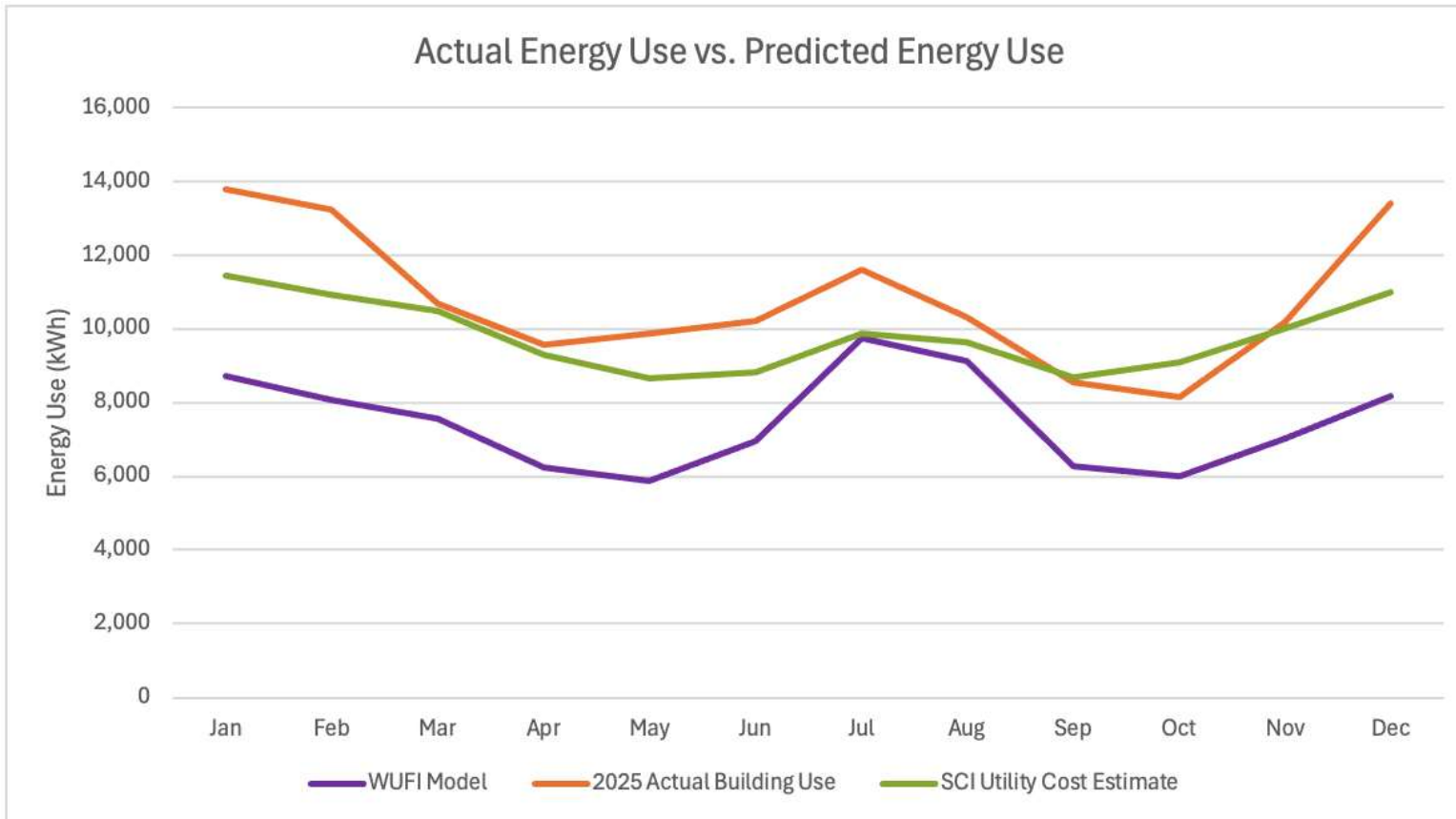
Central geothermal heating,
cooling, hot water system



West Side Homes, Buffalo, NY

EUI (kBtu/sf/yr)

25.9



West Side Homes, Buffalo, NY

EUI (kBtu/sf/yr)

25.9

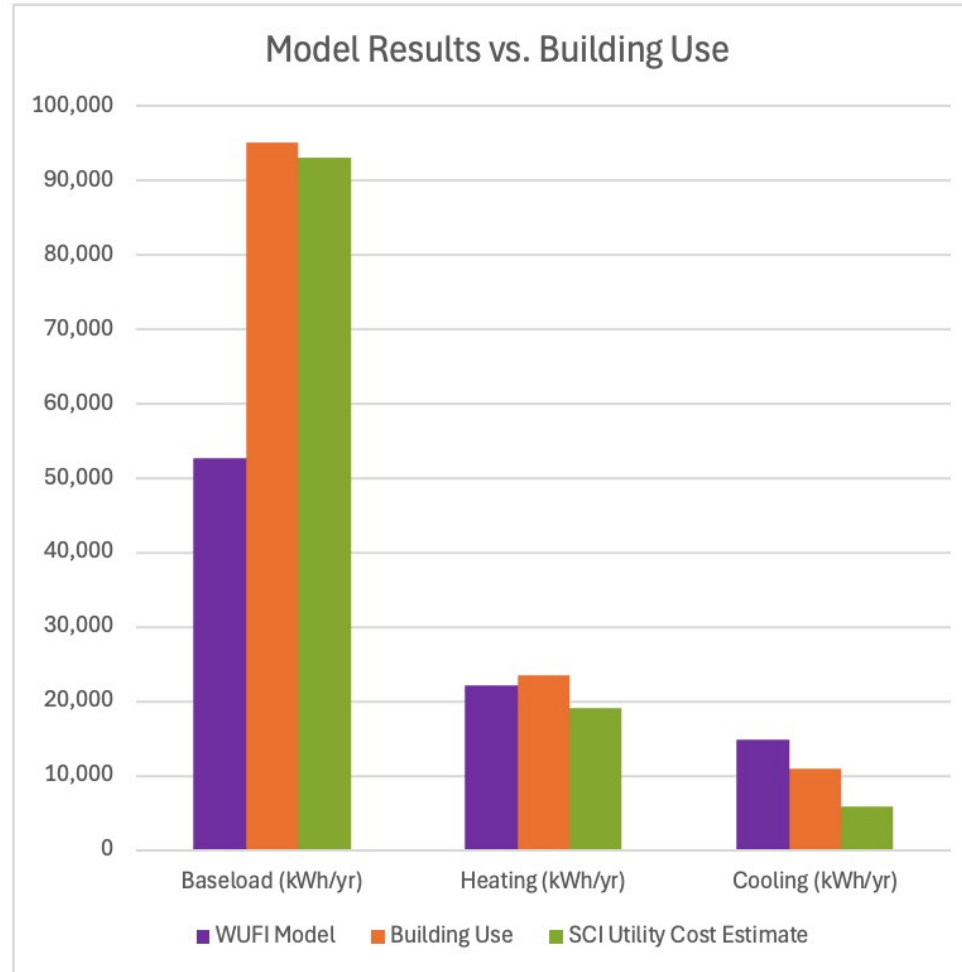
Energy Use Comparison					
	WUFI Model	SCI Utility Cost Estimate	2025 Total Building Use	Solar Estimated Production	2025 Actual Cost
Jan	8,723	11,460	13,785	2,185	\$ 2,603
Feb	8,629	9,917	13,251	3,091	\$ 1,704
Mar	7,577	8,678	10,678	5,078	\$ 846
Apr	6,225	7,071	8,201	6,041	\$ 701
May	5,863	6,863	7,863	7,223	\$ 695
Jun	6,940	7,656	8,656	7,656	\$ 798
Jul	5,739	6,161	7,161	8,251	\$ 1,007
Aug	9,120	10,318	11,318	6,958	\$ 858
Sep	6,272	8,685	10,685	5,502	\$ 860
Oct	6,012	9,091	10,091	3,176	\$ 965
Nov	7,012	9,994	10,994	2,007	\$ 1,098
Dec	8,177	10,992	13,393	1,553	\$ 1,699
Total	89,788	117,907	129,522	58,721	\$ 13,832
EUI	18.0	23.6	25.9		

\$77/Unit/Month

West Side Homes, Buffalo, NY

EUI (kBtu/sf/yr)

25.9



Midvale Apartments, Rochester NY



Perinton, NY
76 Units
73,873 square feet
Passive House Design Certified

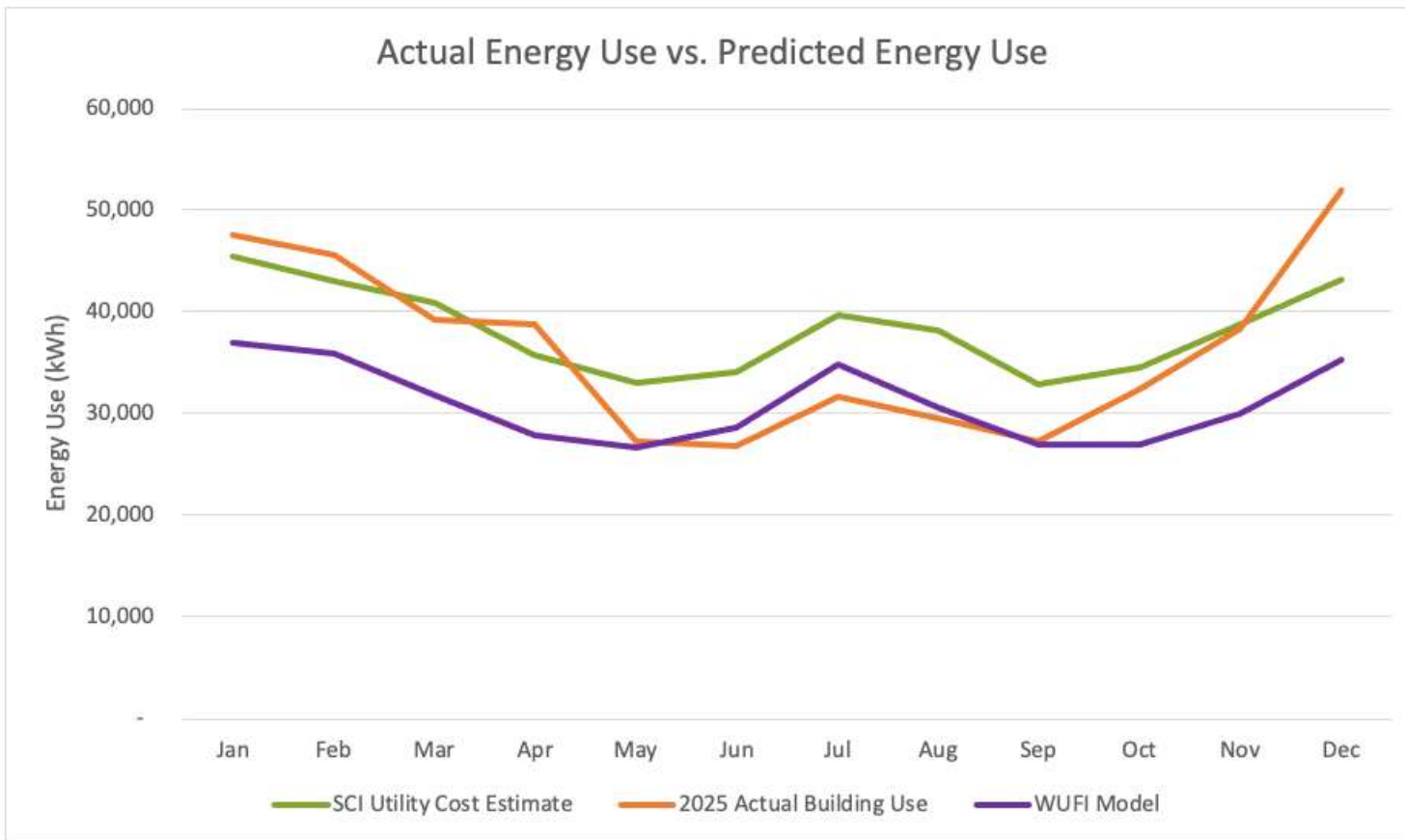
Individual Air Source Heat Pumps,
internal shared heat pump water
heating

342 kW solar array on site



Midvale Apartments, Rochester NY

EUI (kBtu/sf/yr)
19.1

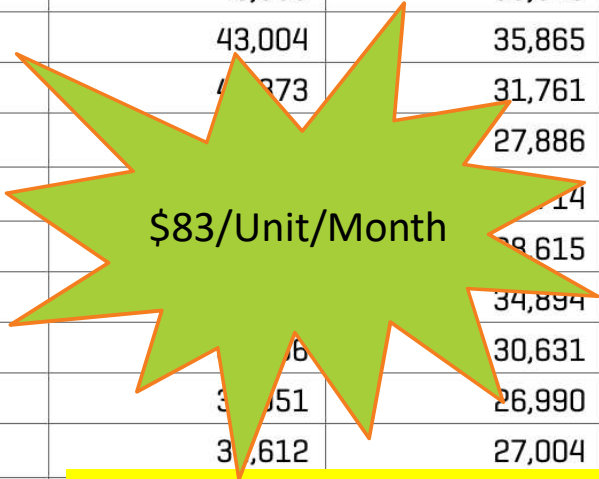


Midvale Apartments, Rochester NY

EUI (kBtu/sf/yr)

19.1

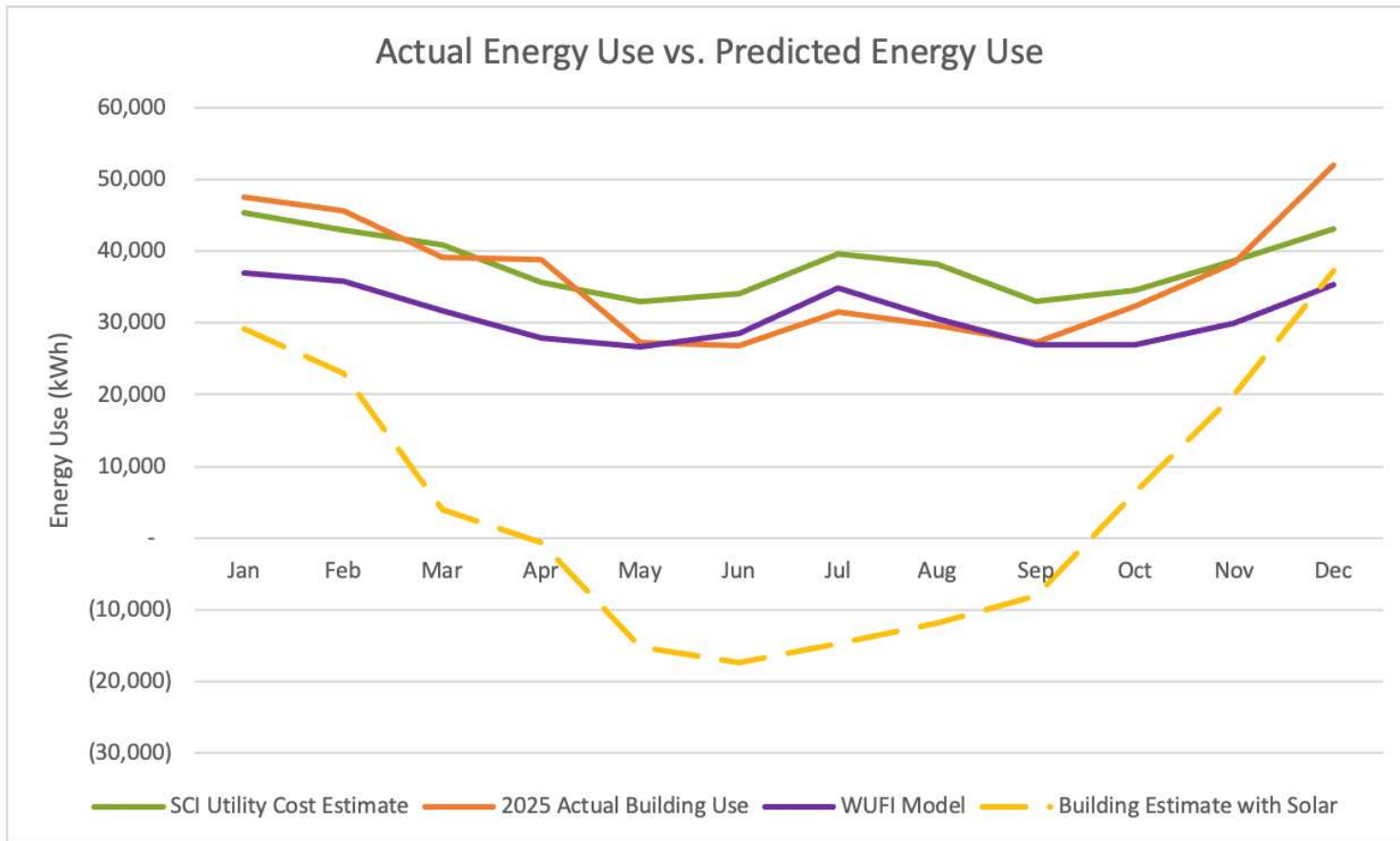
Energy Use Comparison				
Month	SCI Utility Cost Estimate	WUFI Model	2025 Actual Building Use	2025 Actual Cost
Jan	45,389	36,949	47,600	\$ 8,908
Feb	43,004	35,865	45,600	\$ 6,466
Mar	41,873	31,761	39,200	\$ 6,658
Apr		27,886	38,800	\$ 5,782
May		27,114	27,200	\$ 3,846
Jun		28,615	26,800	\$ 4,067
Jul		34,894	31,600	\$ 6,002
Aug		30,631	29,600	\$ 5,967
Sep	31,351	26,990	27,200	\$ 4,645
Oct	31,612	27,004	32,400	\$ 5,939
Nov			38,400	\$ 6,904
Dec			52,000	\$ 10,705
Total	459,372	372,534	436,400	\$ 75,889
EUI	20.1	16.3	19.1	



What about Solar?

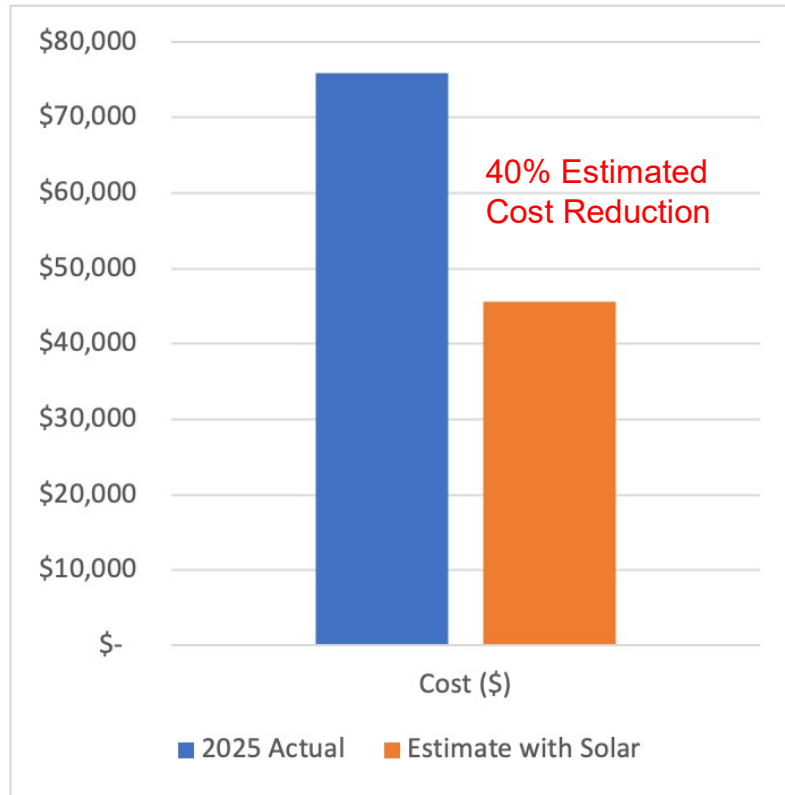
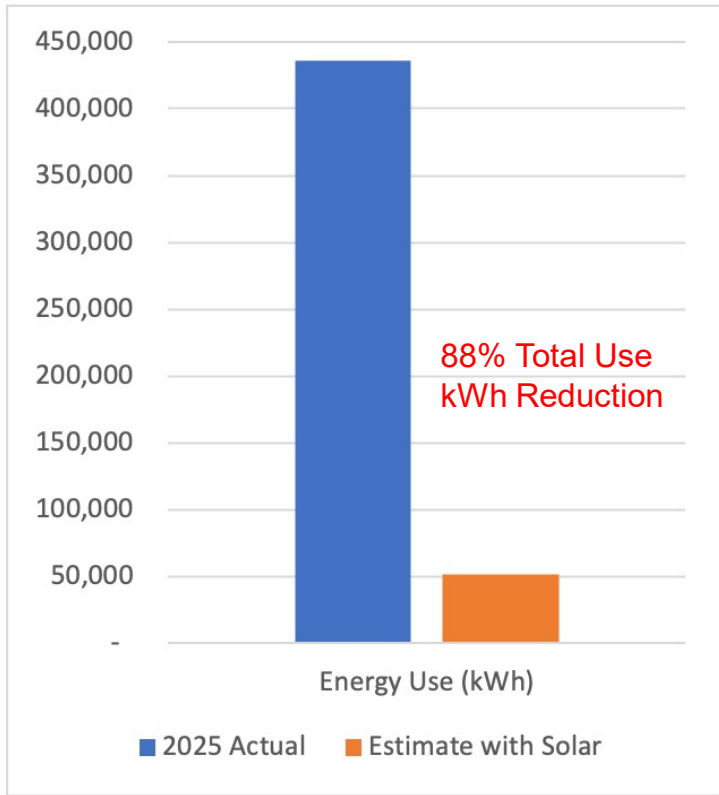
Midvale Apartments, Rochester NY

EUI (kBtu/sf/yr)
19.1

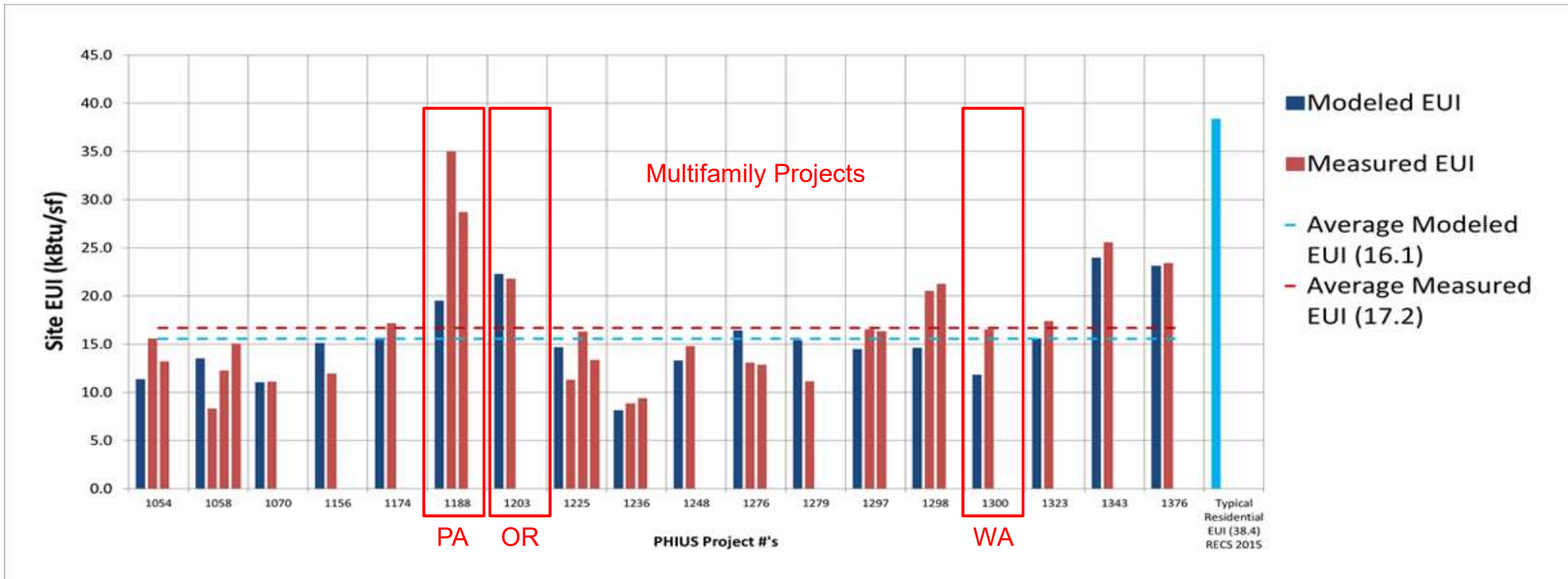


Midvale Apartments, Rochester NY

EUI (kBtu/sf/yr)
19.1

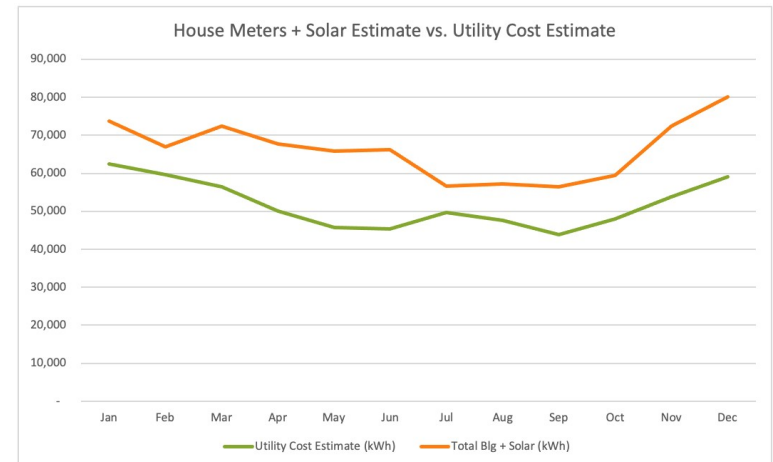
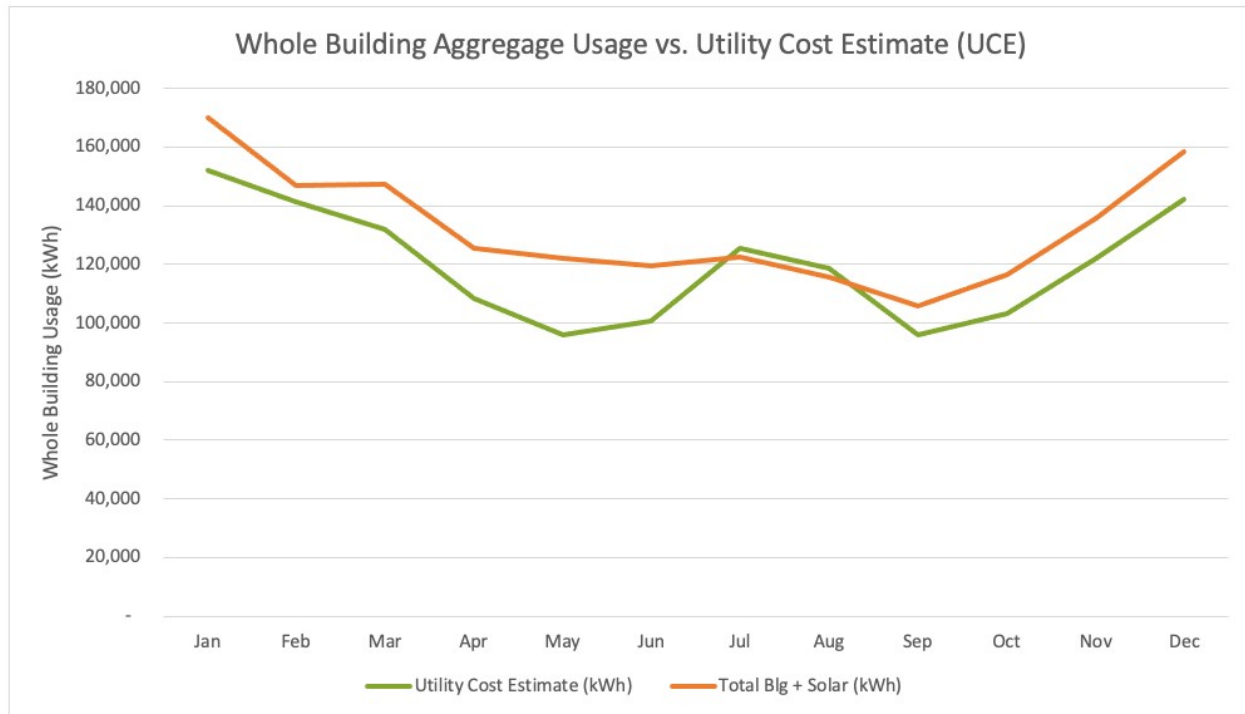


Additional Phius Comps



150 Unit Multifamily – Buffalo, NY

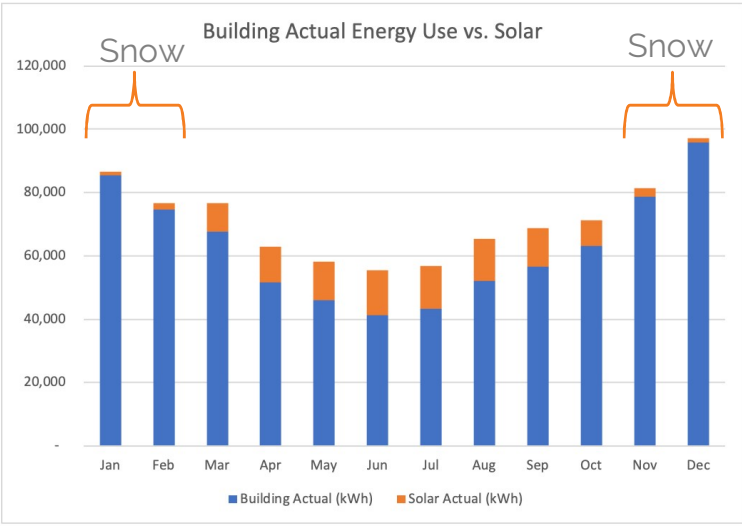
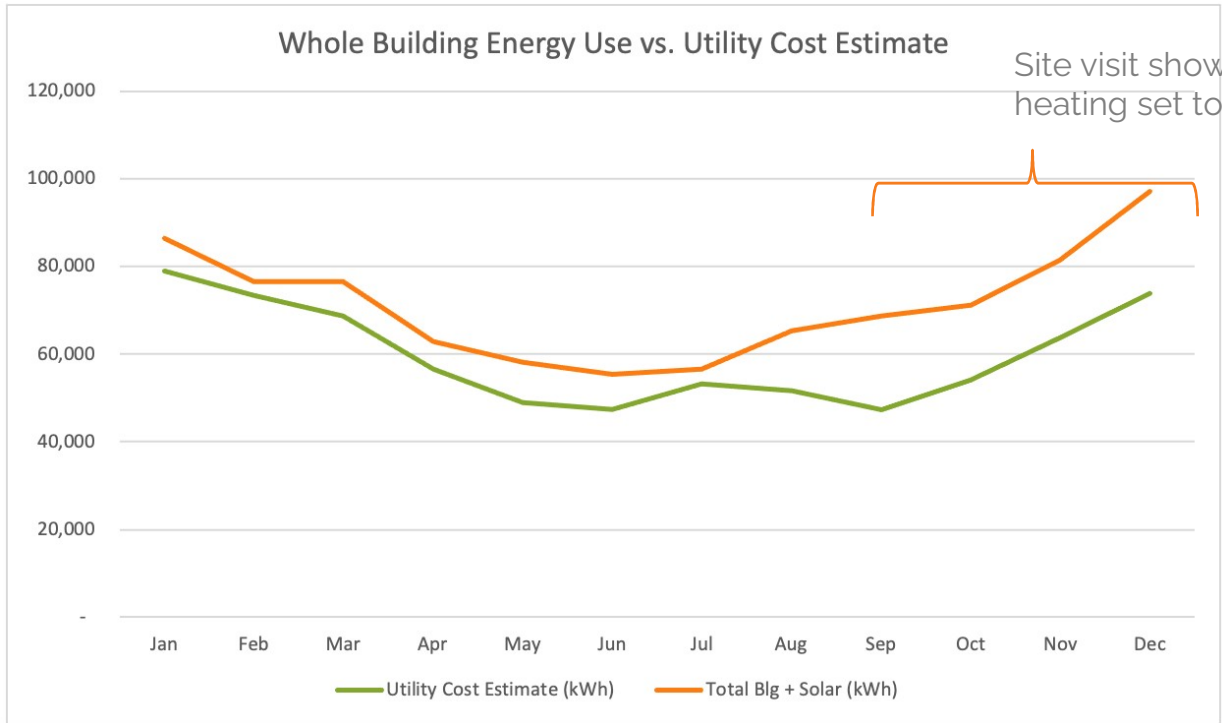
EUI (kBtu/sf/yr)
33.8



Individually metered building, individual ASHP heating, cooling, with central hot water system, Energy Star Certified, Family apartments

105 Unit Multifamily – Buffalo, NY

EUI (kBtu/sf/yr)
29.2

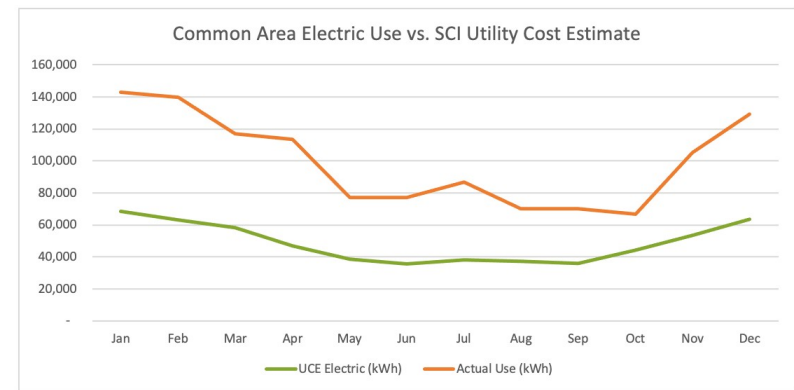
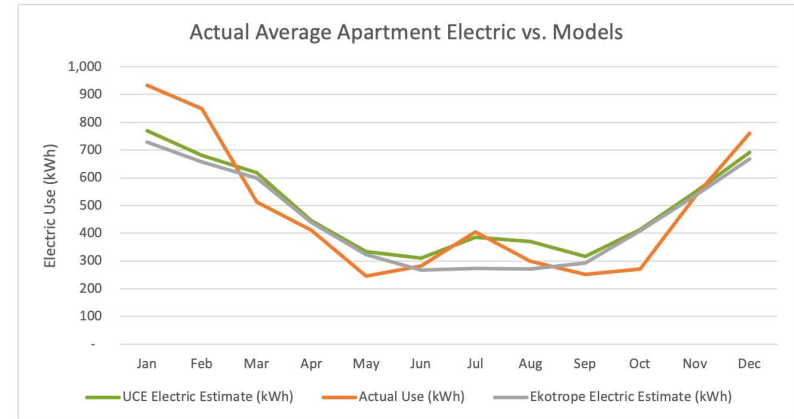
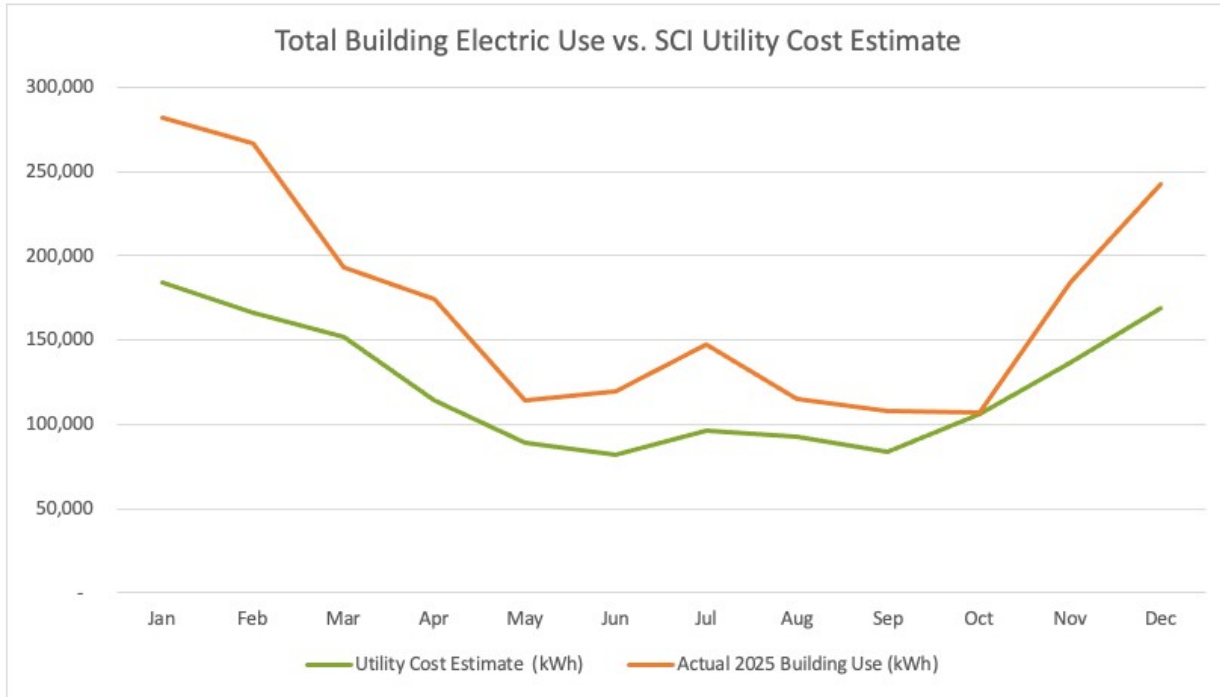


Master metered building, individual ASHP heating, cooling, with central hot water system, Energy Star Certified, Senior Apartments all one bedroom units.

Note: Solar below estimates in Dec-Feb due to snow loading. Only hit 85% solar production compared to PVWatts

150 Unit Multifamily – Rochester, NY

EUI (kBtu/sf/yr)
46.4

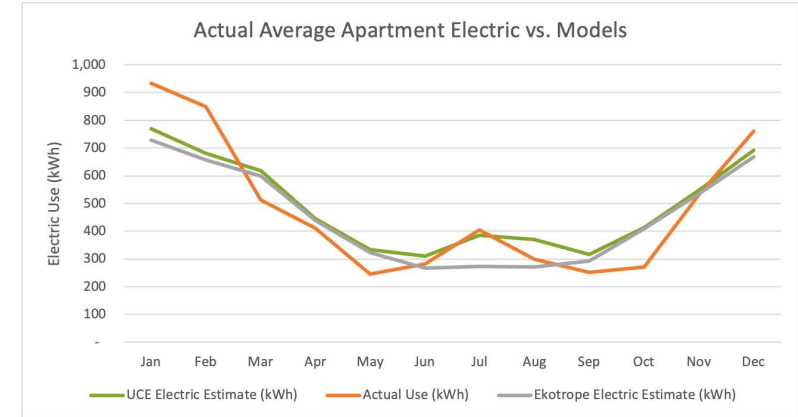
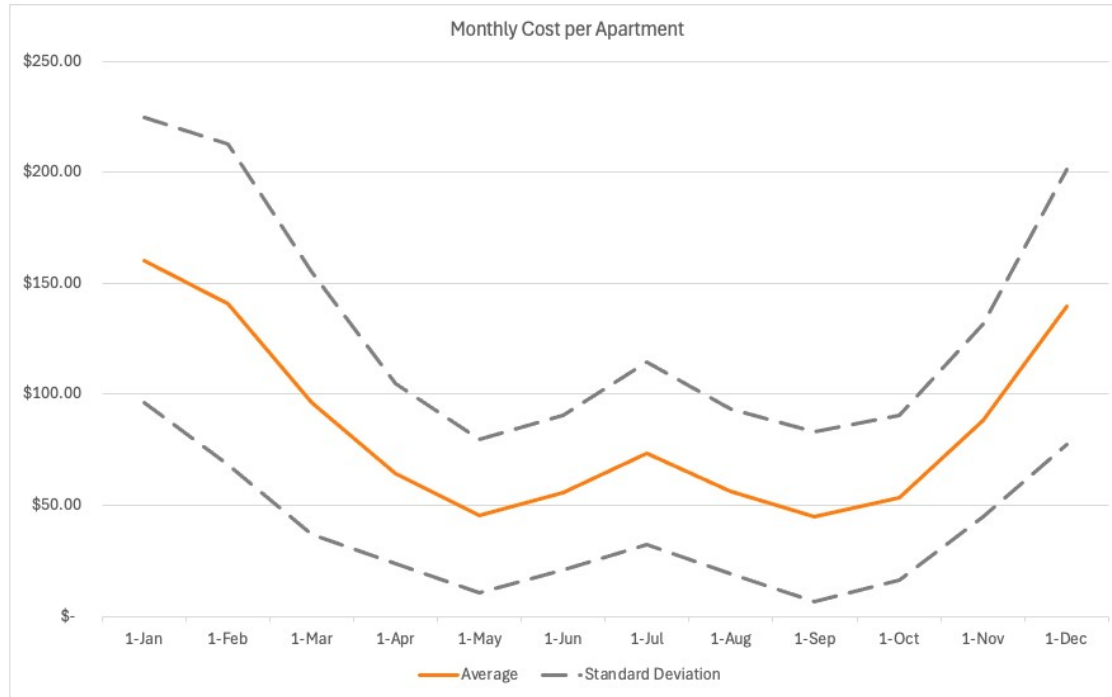


Individually metered building, through wall ASHP heating, cooling, with central hot water system, Energy Star Certified, Senior housing

150 Unit Multifamily – Rochester, NY

EUI (kBtu/sf/yr)

46.4

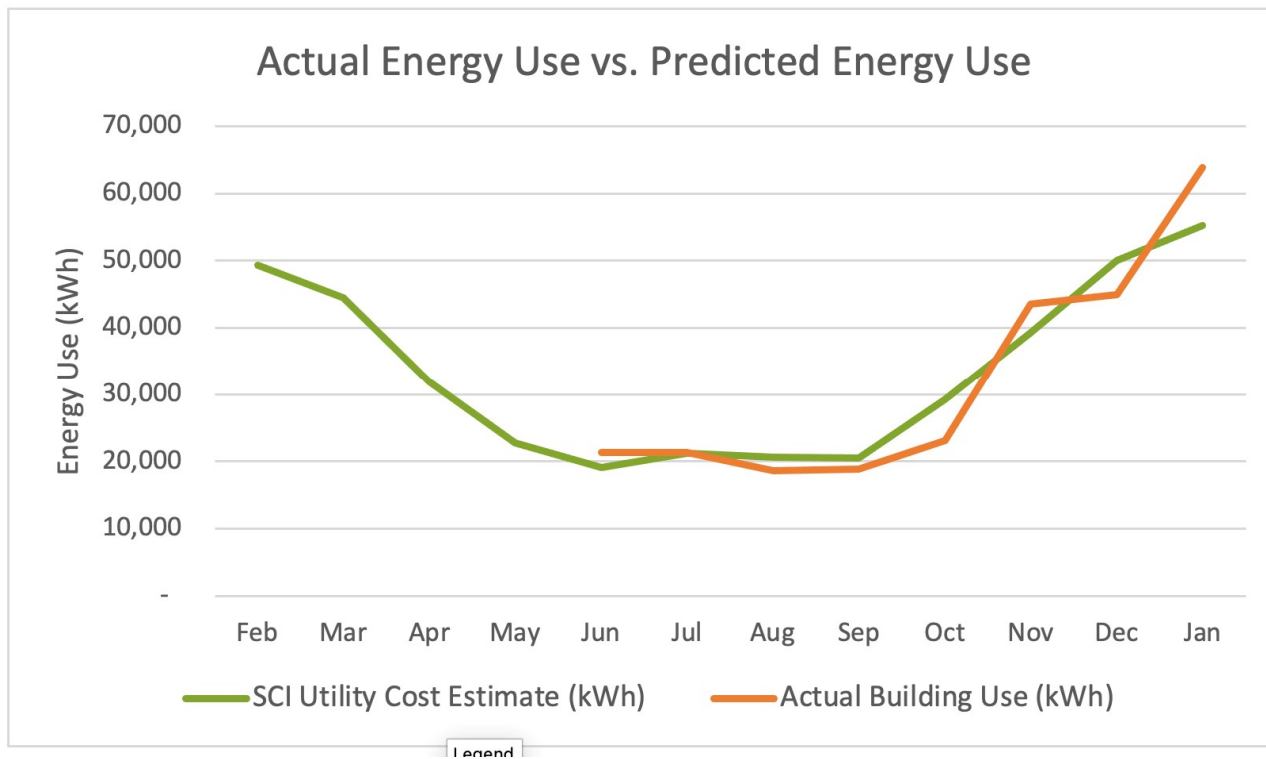


	Average Monthly Cost
26-Jan	\$ 160
25-Dec	\$ 140
25-Nov	\$ 88
25-Oct	\$ 54
25-Sep	\$ 45
25-Aug	\$ 56
25-Jul	\$ 73
25-Jun	\$ 56
25-May	\$ 45
25-Apr	\$ 64
25-Mar	\$ 96
25-Feb	\$ 141

Individually metered building, through wall ASHP heating, cooling, with central hot water system, Energy Star Certified, Senior housing

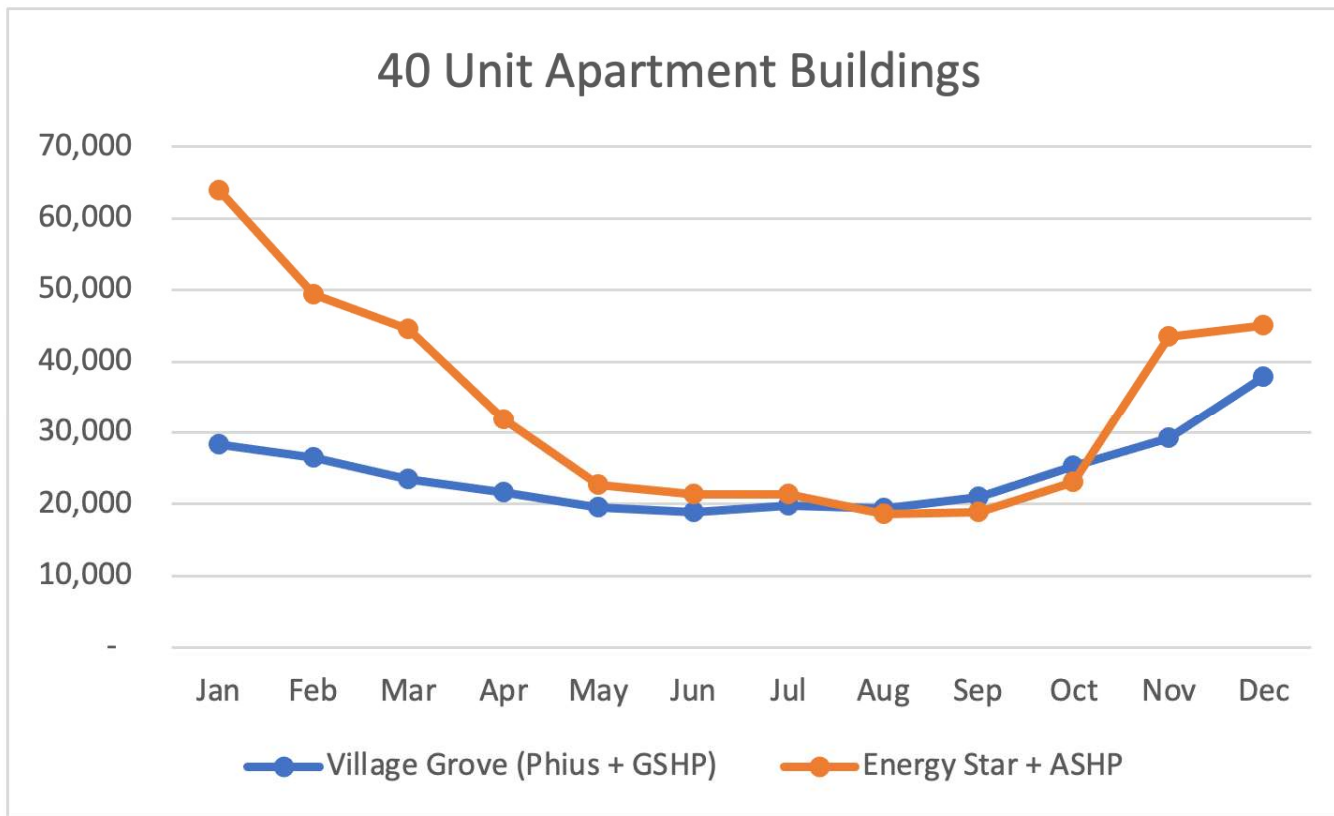
40 Unit Multifamily, Central NY

EUI (kBtu/sf/yr)
29.3

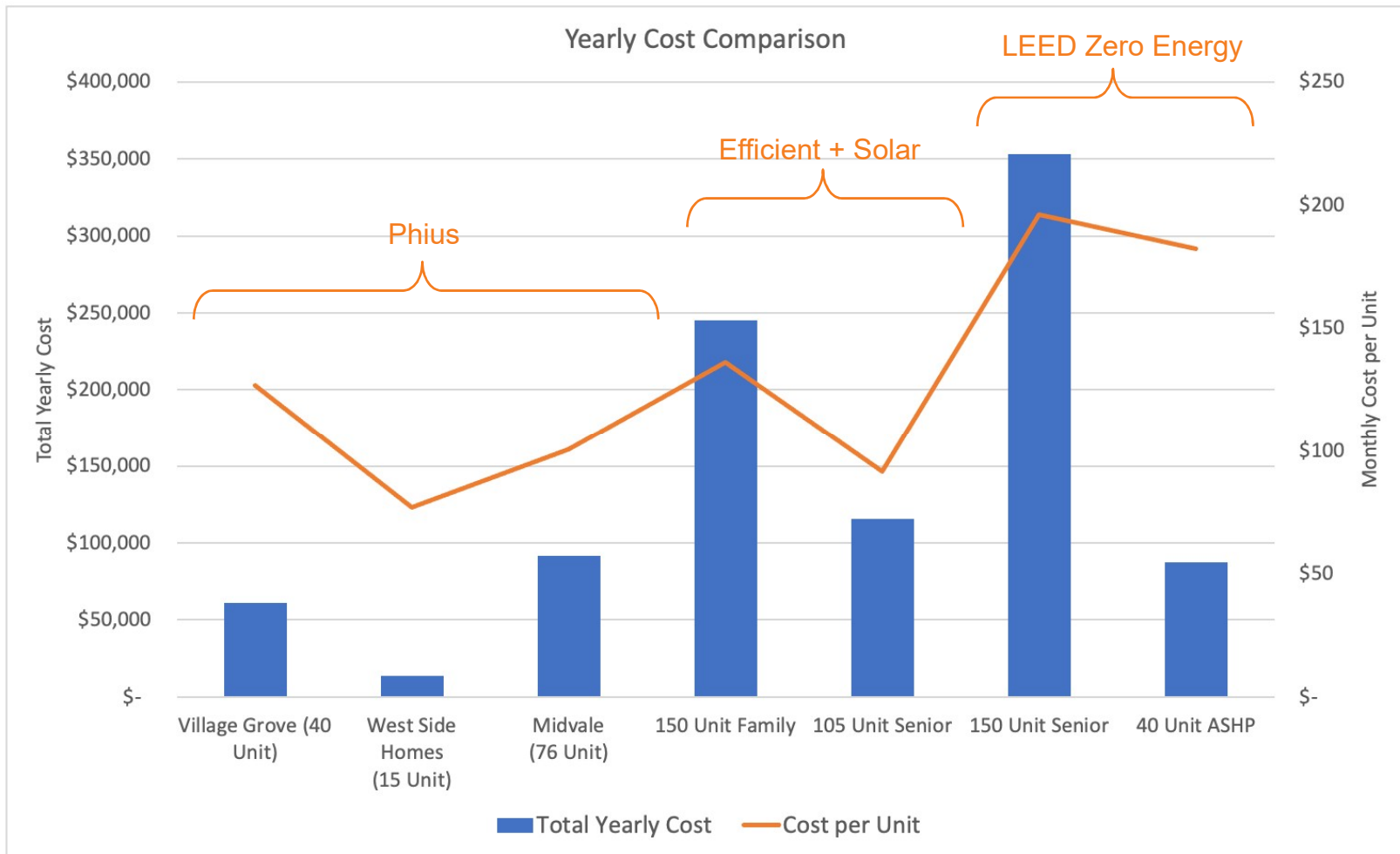


40-unit master metered building, Energy Star Certified air source heat pumps. 8 Months of occupancy data

40 Unit Multifamily Comparison



Project Cost Comparison



Project Cost Comparison

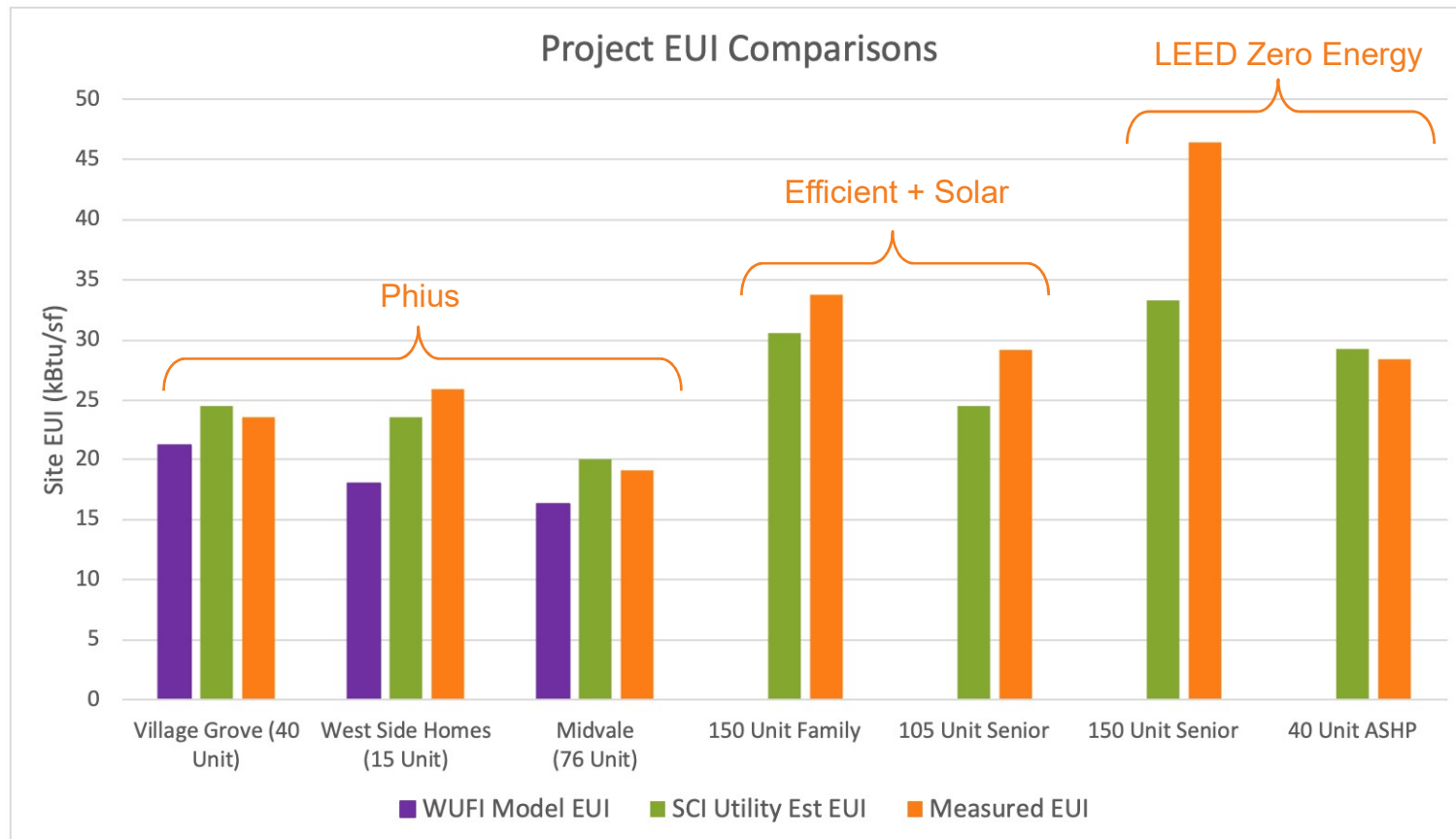
	Village Grove (40 Unit)	West Side Homes (15 Unit)	Midvale (76 Unit)	150 Unit Family	105 Unit Senior	150 Unit Senior	40 Unit ASHP
Measured EUI							
Total Yearly Cost							
Monthly Cost per Unit							
Average Yearly Blended Rate							
Peak Winter Bill							
Peak Winter Rate							
Notes							

Solar can reduce overall electric rate paid

Not using third-party supplier can increase peak rates

Comparing to models can help identify operations and maintenance savings opportunities

Project EUI Comparison





 **SUSTAINABLE
COMFORT**
Thank You!

James Moriarty – james@greenrater.com
Michelle Tinner – michelle@greenrater.com

BUILDINGENERGY BOSTON

Please fill out an evaluation for this session



or: nesea.org/eval

Northeast Sustainable Energy Association (NESEA)

Garden Style Apartments

EUI (kBtu/sf/yr)

29 (est)

- Electric Utility Rates are seasonal and spike in winter
- Actual operation of heat pumps critical to realizing efficiency

Electric Use Comparison - Modeled vs. Actual

