

**Town of Enfield financial cash flow**

**Option 2 - Town Selected Base Option with All LED Lighting & Additional Boiler and Senior Center BMS Work & Peregrine Fees and 9K maintenance increase**

July 30, 2015

**PRO FORMA - LEASE FINANCING  
PERFORMANCE CONTRACTING PROJECT  
15 YEAR FINANCIAL ANALYSIS**

Total Project Cost \$10,346,887 contingency \$517,344 project sub total \$10,864,231 Library Gas Piping \$130,000 ** Peregrine Energy Fees \$200,000 Eversource financing (\$500,000) * Financed Amount \$10,694,231 Interest Rate 2.50% Semi-Annual Payments/advance Term 15 Years 15 month construction		Project Payback 13.83 Years  Energy Inflation Rate 2.50% O&M Inflation Rate 0.00% M&V Inflation Rate 3.50%														
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
energy savings	\$ 641,956	\$658,005	\$674,455	\$691,316	\$708,599	\$726,314	\$744,472	\$763,084	\$782,161	\$801,715	\$821,758	\$842,302	\$863,359	\$884,943	\$907,067	\$ 11,511,508
operational savings	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 118,786	\$ 1,781,790
guaranteed savings	\$760,742	\$776,791	\$793,241	\$810,102	\$827,385	\$845,100	\$863,258	\$881,870	\$900,947	\$920,501	\$940,544	\$961,088	\$982,145	\$1,003,729	\$1,025,853	\$ 13,293,298
Projected Utility Incentive	\$ 613,258	\$ 613,258														\$ 1,226,516
<b>TOTAL SAVINGS</b>	<b>\$1,374,000</b>	<b>\$1,390,049</b>	<b>\$793,241</b>	<b>\$810,102</b>	<b>\$827,385</b>	<b>\$845,100</b>	<b>\$863,258</b>	<b>\$881,870</b>	<b>\$900,947</b>	<b>\$920,501</b>	<b>\$940,544</b>	<b>\$961,088</b>	<b>\$982,145</b>	<b>\$1,003,729</b>	<b>\$1,025,853</b>	<b>\$14,519,814</b>
<b>Project Costs</b>																
Project Financing	1,154,416	1,168,695	570,064	649,518	791,801	809,516	827,674	846,286	865,363	884,917	870,544	891,088	912,145	933,729	960,093	\$13,135,851
PURA Buy Down on \$5,292,367 @ 1.50%	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)	(\$34,416)						(\$344,160)
Utility zero percent financing *	\$125,000	\$125,000	\$125,000	\$125,000												
Comprehensive M&V (Measurement & Verification)	\$59,000	\$60,770	\$62,593													\$182,363
<b>TOTAL COSTS</b>	<b>\$1,304,000</b>	<b>\$1,320,049</b>	<b>\$723,241</b>	<b>\$740,102</b>	<b>\$757,385</b>	<b>\$775,100</b>	<b>\$793,258</b>	<b>\$811,870</b>	<b>\$830,947</b>	<b>\$850,501</b>	<b>\$870,544</b>	<b>\$891,088</b>	<b>\$912,145</b>	<b>\$933,729</b>	<b>\$960,093</b>	<b>\$12,974,054</b>
<b>NET BENEFIT</b>	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$65,760	\$1,045,760
<b>CUMULATIVE CASH FLOW</b>	\$70,000	\$140,000	\$210,000	\$280,000	\$350,000	\$420,000	\$490,000	\$560,000	\$630,000	\$700,000	\$770,000	\$840,000	\$910,000	\$980,000	\$1,045,760	

\*Allocation and timing of payments are estimated and must be approved by the utility company  
 \*\* Based on quote from gas company of between \$65,000-\$130,000 for new gas lines to the library

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Town of Enfield							
Section C-1							
Energy Conservation Measures Cost Summary Table							
ESM No.	ESM Description	Total Cost	Rebates	Net Cost	Total Energy Cost Savings	Operational Savings	Simple Payback
1	Lighting and Lighting Controls (LED)	\$ 1,940,202	\$ 524,442	\$ 1,415,760	\$ 174,930	\$ 11,962	7.6
2	Street Lighting Upgrades	\$ 2,636,019	\$ 314,670	\$ 2,321,349	\$ 211,107	\$ 69,751	8.3
3	Boiler Replacements & Pump Upgrades	\$ 2,186,140	\$ 114,350	\$ 2,071,790	\$ 19,100	\$ 13,925	62.7
4	Replace Multi-Zone AHU & Cooling System	\$ 390,252	\$ 7,600	\$ 382,652	\$ 6,332	\$ 12,680	20.1
5	Building Management System Upgrades	\$ 2,247,463	\$ 207,550	\$ 2,039,913	\$ 123,798	\$ 9,315	15.3
6	Building Envelope Improvements	\$ 370,739	\$ 57,904	\$ 312,835	\$ 43,068	\$ -	7.3
7	Water Conservation	\$ 278,006	\$ -	\$ 278,006	\$ 21,327	\$ 1,152	12.4
8	Walk-In Freezer/Cooler Controls	\$ 4,308	\$ -	\$ 4,308	\$ 325	\$ -	13.3
9	Desktop Computer Power Management	\$ 18,026	\$ -	\$ 18,026	\$ 14,241	\$ -	1.3
10	Computer Peripheral Power Management	\$ 9,317	\$ -	\$ 9,317	\$ 2,654	\$ -	3.5
11	Plug Load Power Management	\$ 16,764	\$ -	\$ 16,764	\$ 1,072	\$ -	15.6
12	Pipe Insulation	\$ 249,651	\$ -	\$ 249,651	\$ 24,004	\$ -	10.4
	<b>ESM Sub Total</b>	<b>\$10,346,887</b>	<b>\$1,226,516</b>	<b>\$9,120,371</b>	<b>\$641,956</b>	<b>\$118,786</b>	<b>12.0</b>
	<b>Customer Controlled Contingency</b>	<b>\$517,344</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>-</b>
	<b>Grand Total</b>	<b>\$10,864,231</b>	<b>\$1,226,516</b>	<b>\$9,637,716</b>	<b>\$641,956</b>	<b>\$118,786</b>	<b>12.7</b>

Definition of Terms

*Project Payback - Total debt payment cost divided by total savings divided by the term*  
*Energy Savings - utility cost savings based on engineering calculations and three year utility spend profile*  
*Operational Savings - difference between repair costs for existing equipment being replaced and cost to maintain new equipment installed*  
*PURA - 1% reduction in rate based on electrical saving energy measures. Program only through Banc of America and subsidy for 10 years*  
*M&V costs shown for three years as guaranteed savings are typically proven in first three years, can be extended at anytime annually as needed*  
*Projected Utility Incentive - Project Assumes incentives will be used to buy down finance costs*  
*Interest Rate - indicative rate at time of cash flow*  
*CL&P Financing - \$500K available at no interest but separate from financing. Payback will be on utility bill and is back paid in 4 years*