

STEEL ■
HECTOR
■ DAVIS

24
Steel Hector & Davis, Inc.
215 South Monroe, Suite 200
Tallahassee, Florida 32301-1894
904.222.2100
904.222.0410 Fax

ORIGINAL
FILE COPY

Charles A. Guyton
904.222.4401

May 6, 1997

By Hand Delivery

Blanca S. Bayo, Director
Records and Reporting
Florida Public Service Commission
4075 Esplanade Way, Room 110
Tallahassee, Florida 32399-0850

170-94-1-6

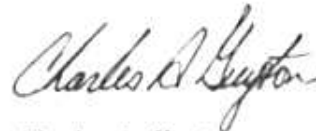
Re: Commercial/Industrial Building Envelope Program

Dear Ms. Bayo:

Enclosed for filing on behalf of Florida Power & Light Company are the original and fifteen (15) copies of Petition For Approval of Florida Power & Light Company's Commercial/Industrial Building Envelope Program

If you or your Staff have any questions regarding this filing, please contact me

Very truly yours,



Charles A. Guyton

CAG/ld
encs
LAL/19764-1

Miami
305.577.2000
305.577.1911 Fax

West Palm Beach
561.650.7200
561.655.1509 Fax

Key West
305.792.7272
305.292.7271 Fax

DOCUMENT NUMBER-DATE
04489 MAY-65
FPSC-RECORDS/REPORTING

ORIGINAL
FILED

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Petition for Modification of) **Docket No.**
Florida Power & Light Company's)
Commercial/Industrial Building) **Filed: May 6, 1997**
Envelope Program)

**PETITION FOR MODIFICATION OF FLORIDA POWER & LIGHT
COMPANY'S COMMERCIAL/INDUSTRIAL BUILDING ENVELOPE PROGRAM**

Florida Power & Light Company ("FPL"), pursuant to Section 366.82(2), Florida Statutes (1995), hereby petitions the Florida Public Service Commission ("Commission") to (1) approve the modifications to FPL's Commercial/Industrial Building Envelope Program set forth in this petition and attachments, (2) allow FPL to recover reasonable and prudent expenditures for the modified Commercial/Industrial Building Envelope Program, and (3) include FPL's modified Commercial/Industrial Building Envelope Program as part of FPL's approved DSM Plan. The grounds for this petition are:

1. FPL's address is 9250 West Flagler Street, Miami Florida, 33174. Correspondence, notices, orders and other documents concerning this petition should be sent to

Matthew M. Childs, P.A.	William G. Walker
Charles A. Guyton	Vice President, Regulatory Affairs
Steel Hector & Davis LLP	Florida Power & Light Company
Suite 601, 215 S. Monroe St.	9250 West Flagler Street
Tallahassee, Florida 32301	Miami, Florida 33174

2. FPL is an investor-owned electric utility regulated by the Commission pursuant to Chapter 366, Florida Statutes. FPL is subject to the Florida Energy Efficiency Conservation Act

("FEECA"), Section 366.80-85, 413.519, Florida Statutes (1995), and its Energy Conservation Cost Recovery ("ECCR") clause is subject to the Commission's jurisdiction. FPL has Commission approved conservation goals. See, Order No. PSC-94-1313-FOF-EG issued on October 25, 1994. The Commission has previously approved a FPL DSM Plan to meet the goals approved for FPL. See, Order Nos. 95-1343-S-EG, 95-1343A-S-EG. As part of that DSM Plan the Commission approved FPL's Commercial/Industrial Building Envelope Program. FPL has a substantial interest in whether this program is modified as requested by FPL in this petition, approved as part of FPL's DSM Plan, and authorized for cost recovery.

3. The objective of the Commercial/Industrial Building Envelope Program is to reduce FPL's commercial and industrial heating ventilating, and air conditioning (HVAC) loads. Under this program FPL provides incentives to customers (or their designees) for installation of cost-effective, high-efficiency building envelope measures and products. The Commercial/Industrial Building Envelope Program, as FPL proposes to modify it, is more fully described in Appendix A attached to this petition.

4. The Commercial/Industrial Building Envelope Program, as modified, will help advance the policy objectives set forth in Rule 25-17.001, Florida Administrative Code and the FEECA. As shown in Appendix A, the modified Commercial/Industrial Building Envelope Program will reduce cumulative summer peak demand by 19.1 mW and winter peak demand by 2.1 mW for the period 1998 through 2000. In addition, it will result in a reduction in annual energy consumption of 27.4 gWh by the year 2000.

5. The Commercial/Industrial Building Envelope Program, as modified, is projected to be cost-effective. Appendix B, attached hereto, shows the results of the cost-effectiveness analyses of the program using the Commission's methodology prescribed in Rule 25-17.008, Florida Administrative Code and supply option cost and performance assumptions from FPL's most recent resource planning study. FPL seeks to modify the Commercial/Industrial Building Envelope Program to make the program cost-effective under current planning assumptions. To make the Commercial/Industrial Building Envelope Program cost-effective, FPL has restructured the incentives to be paid for roof and ceiling insulation and for window treatments. The restructuring of these incentives has the effect of helping the Commercial/Industrial Building Envelope Program to achieve a benefit/cost ratio greater than 1.0 under the RIM and Participants tests.

6. The Commercial/Industrial Building Envelope Program, as modified, is directly monitorable and will yield measurable results. FPL's monitoring plan is described in Section VI of Appendix A. This is the same monitoring plan currently employed by FPL for the program, and it has yielded measurable results.

7. FPL is not aware of any disputed issues of material fact.

8. FPL respectfully requests that this petition be processed with the Commission's Proposed Agency Action procedure, which is recognized in Section 120.80(13)(b), Florida Statutes.

WHEREFORE, FPL respectfully petitions the Commission to (1) approve the Commercial/Industrial Building Envelope Program, as modified, (2) allow FPL to recover reasonable and prudent expenditures for the Commercial/Industrial Building Envelope Program, as modified, through FPL's ECCR clause, and (3) approve the Commercial/Industrial Building Envelope Program, as modified, as part of FPL's approved DSM Plan

Respectfully submitted,

STEEL HECTOR & DAVIS LLP
Suite 601, 215 S. Monroe St.
Tallahassee, Florida 32301-1804

Attorneys for Florida Power
& Light Company

By: Charles A. Guyton
Charles A. Guyton

APPENDIX A

COMMERCIAL INDUSTRIAL BUILDING ENVELOPE PROGRAM

I. Program Description

The Commercial Industrial Building Envelope (CIBE) Program is designed to reduce the current and future growth of coincident peak demand and energy consumption of commercial and industrial customers. This program will encourage eligible commercial and industrial customers to increase the efficiency of qualifying portions of their building's envelope, which will reduce heating, ventilating, and air conditioning energy consumption and demand.

This program will provide incentives to customers, or their designees, for the installation of cost-effective high-efficiency building envelope measures and products, such as window treatments and roof/ceiling insulation. The CIBE participating customer will also receive all energy, demand, and operational savings from the installation of the higher efficiency measures.

FPL plans to make commercial and industrial customers aware of this program through dealers, distributors, contractors, and other trade allies, as well as direct contact with potential participants by FPL personnel.

II. Summary of Program Changes

Based on an analysis of building envelope technologies and their cost effectiveness, the program incentive structure will change to a range not to exceed \$155 to \$288 per kw of summer demand reduction, depending on the technology.

III. Description of Program Administration

The CIBE program will be available to commercial and industrial customers who are currently receiving electric service from FPL and whose facility is a completed building for which a Certificate of Occupancy or equivalent approval for occupancy, has been issued. Participating customers must either replace specific existing building envelope components with higher efficiency products, or enhance these components with higher efficiency retrofit measures.

All measures and products will be required to meet technical eligibility requirements, which will be detailed in the CIBE Program Standards. The Program Standards will be subject to periodic review and may be modified over time in response to factors such as, but not limited to, changing program delivery strategies, market needs, program evaluation results, and incentive amounts.

In order to qualify for the CIBE program, a customer must provide assurance that the portion of the building for which an incentive is being provided is conditioned by an HVAC system using electricity as its primary fuel source. This HVAC system must operate during FPL's on-peak hours, from 3 P.M. to 6 P.M., weekdays for the months of April through October.

Products and measures which are required by or necessary to meet the requirements of any applicable federal, state, or local municipal building or energy codes are not eligible for CIBE program incentives.

Eligible installations shall be open to inspections before and after installation for verification of qualifying criteria, as well as for monitoring and assessment of the impact of the installed measures and products. The Program Standards will detail all qualifying requirements for participation in the CIBE program.

The CIBE program incentives will be based on a range not to exceed \$155 to \$288 per kw of summer demand reduction, depending on the technology, which is supported by the cost-effectiveness analyses shown in Appendix A. Incentive payments will be tracked in a computer database over the lifetime of the CIBE program. Within cost-effectiveness parameters, incentives may be adjusted over the program's lifetime in response to program evaluation results, changing market conditions, and the emergence of new technologies.

Incentive amounts to the customer will be based upon the efficiency of existing building envelope components as well as the efficiency of the installed measures or products. Incentive amounts for individual participants will be limited to the actual incremental installation cost of the building envelope measures or products.

Incentive certificates are issued to qualifying customers by an FPL representative or by the contractor. It is expected that these certificates will be submitted by the customer to either the contractor or to FPL for payment of the incentive. Prior to payment of incentives, FPL will require proper documentation of all installations and will make the final determination as to eligibility and applicability.

Qualifying measures and products must be installed on or after the date the CIBE program is approved.

IV. Projected Participation and Savings

The projected demand savings for the period 1998 through 2000 are 19.1 mW of summer peak demand reduction and 2.1 mW of winter peak demand reduction. In addition, the annual reduction in energy consumption by the year 2000 will be 27.4 gWh. The energy consumption and demand reduction projections are based on engineering assumptions and calculations.

V. Cost-Effectiveness Analysis

FPL has used the Commission approved cost-effectiveness methodologies required by Rule 25-17.008 to determine the cost-effectiveness of this program. These cost-effectiveness analyses can be found in Appendix B. These analyses show the following benefit-cost ratios for the Commercial / Industrial Building Envelope Program: 1.55 Participants, 1.03 RIM, 1.36 TRC.

VI. Program Monitoring and Evaluation

The impact of this program on demand and energy consumption will be evaluated over time by FPL. Baseline data will be developed from non-participants, and participants' data will be compared against non-participants' data to establish usage patterns and demand impacts and to validate engineering assumptions.

FPL will utilize any or all three major impact evaluation analysis methods in a manner that most cost-effectively meets the overall impact evaluation objectives -- engineering analysis, statistical billing analysis, and on-site metering research. As these evaluations proceed, the components to be analyzed and the periods for which data is available will increase, resulting in continual enhancements in the scope and accuracy of reported evaluation results.

Appendix B

Cost-effectiveness Run

INPUT DATA - PART 1 CONTINUED
PROGRAM METHOD SELECTED REV_REQ
PROGRAM NAME Commercial/Industrial Building Envelope

PROGRAM DEMAND SAVINGS & LINE LOSSES			
(1)	CUSTOMER KW REDUCTION AT METER	0.87 KW	
(2)	GENERATOR KW REDUCTION PER CUSTOMER	1.11 KW	
(3)	KW LINE LOSS PERCENTAGE	8.32 %	
(4)	GENERATOR KWH REDUCTION PER CUSTOMER	1,538.9 KWH	
(5)	KWH LINE LOSS PERCENTAGE	6.75 %	
(6)	GROUP LINE LOSS MULTIPLIER	1.0000	
(7)	CUSTOMER KWH INCREASE AT METER	0.0 KWH	
ECONOMIC LIFE & K FACTORS			
(1)	STUDY PERIOD FOR THE CONSERVATION PROGRAM	25 YEARS	
(2)	GENERATOR ECONOMIC LIFE	30 YEARS	
(3)	T&D ECONOMIC LIFE	35 YEARS	
(4)	K FACTOR FOR GENERATION	1.81229	
(5)	K FACTOR FOR T & D	1.44767	
UTILITY & CUSTOMER COSTS			
(1)	UTILITY NON RECURRING COST PER CUSTOMER	-- \$/CUSTOMER	
(2)	UTILITY RECURRING COST PER CUSTOMER	-- \$/CUSTOMER	
(3)	UTILITY COST ESCALATION RATE	-- %	
(4)	CUSTOMER EQUIPMENT COST	-- \$/CUSTOMER	
(5)	CUSTOMER EQUIPMENT ESCALATION RATE	-- %	
(6)	CUSTOMER O & M COST	-- \$/CUSTOMER	
(7)	CUSTOMER O & M COST ESCALATION RATE	-- %	
(8)	INCREASED SUPPLY COSTS	-- %	
(9)	SUPPLY COSTS ESCALATION RATES	9.22 %	
(10)	UTILITY DISCOUNT RATE	10.70 %	
(11)	UTILITY AFLOC RATE	-- \$/CUSTOMER	
(12)	UTILITY NON RECURRING REBATE/PERCENTIVE	-- %	
(13)	UTILITY RECURRING REBATE/PERCENTIVE	-- \$/CUSTOMER	
(14)	UTILITY REBATE/PERCENTIVE ESCALATION RATE	-- %	

AVOIDED GENERATOR AND T&D COSTS			
(1)	BASE YEAR	1986	
(2)	IN-SERVICE YEAR FOR AVOIDED GENERATING UNIT	2001	
(3)	IN-SERVICE YEAR FOR AVOIDED T&D	1986-2001	
(4)	BASE YEAR AVOIDED GENERATING COST	255 \$/KW	
(5)	BASE YEAR AVOIDED TRANSMISSION COST	70 \$/KW	
(6)	BASE YEAR DISTRIBUTION COST	50 \$/KW	
(7)	GEN, TRAN & DIST COST ESCALATION RATE	2.55 %	
(8)	GENERATOR FIXED O & M COST	8 \$/KWYR	
(9)	GENERATOR FIXED O&M ESCALATION RATE	3.34 %	
(10)	TRANSMISSION FIXED O & M COST	2.73 \$/KW	
(11)	DISTRIBUTION FIXED O & M COST	13.01 \$/KW	
(12)	T&D FIXED O&M ESCALATION RATE	3.34 %	
(13)	AVOIDED GEN UNIT VARIABLE O & M COSTS	0.000 CENTS\$/KWH	
(14)	GENERATOR VARIABLE O&M COST ESCALATION RATE	2.47 %	
(15)	GENERATOR CAPACITY FACTOR	30%	(In-service year)
(16)	AVOIDED GENERATING UNIT FUEL COST	1.88 CENTS PER KWH	(In-service year)
(17)	AVOIDED GEN UNIT FUEL COST ESCALATION RATE	5.03 %	

NON-FUEL ENERGY AND DEMAND CHARGES			
(1)	NON FUEL COST IN CUSTOMER BILL	-- CENTS\$/KWH	
(2)	NON-FUEL COST ESCALATION RATE	-- %	
(3)	DEMAND CHARGE IN CUSTOMER BILL	-- \$/KWMO	
(4)	DEMAND CHARGE ESCALATION RATE	-- %	

UTILITY & CUSTOMER COSTS			
(1)	UTILITY NON RECURRING COST PER CUSTOMER	-- \$/CUSTOMER	
(2)	UTILITY RECURRING COST PER CUSTOMER	-- \$/CUSTOMER	
(3)	UTILITY COST ESCALATION RATE	-- %	
(4)	CUSTOMER EQUIPMENT COST	-- \$/CUSTOMER	
(5)	CUSTOMER EQUIPMENT ESCALATION RATE	-- %	
(6)	CUSTOMER O & M COST	-- \$/CUSTOMER	
(7)	CUSTOMER O & M COST ESCALATION RATE	-- %	
(8)	INCREASED SUPPLY COSTS	-- %	
(9)	SUPPLY COSTS ESCALATION RATES	9.22 %	
(10)	UTILITY DISCOUNT RATE	10.70 %	
(11)	UTILITY AFLOC RATE	-- \$/CUSTOMER	
(12)	UTILITY NON RECURRING REBATE/PERCENTIVE	-- %	
(13)	UTILITY RECURRING REBATE/PERCENTIVE	-- \$/CUSTOMER	
(14)	UTILITY REBATE/PERCENTIVE ESCALATION RATE	-- %	

• SUPPLEMENTAL INFORMATION NOT SPECIFIED IN WORKBOOK
-- VALUE SHOWN IS FOR FIRST YEAR ONLY (VALUE VARIES OVER TIME)
-- PROGRAM COST CALCULATION VALUES ARE SHOWN ON PAGE 2

INPUT DATA - PART 1 CONTINUED
 PROGRAM METHOD: SELECTED REV_REQ
 PROGRAM NAME: Commercial/Industrial Building Efficiency

YEAR	(1) UTILITY PROGRAM COSTS WITHOUT INCENTIVES \$(000)	(2) UTILITY INCENTIVES \$(000)	(3) OTHER UTILITY COSTS \$(000)	(4) TOTAL UTILITY PROGRAM COSTS \$(000)	(5) ENERGY CHARGE REVENUE LOSSES \$(000)	(6) DEMAND CHARGE REVENUE LOSSES \$(000)	(7) PARTICIPANT EQUIPMENT COSTS \$(000)	(8) PARTICIPANT O&M COSTS \$(000)	(9) OTHER PARTICIPANT COSTS \$(000)	(10) TOTAL PARTICIPANT COSTS \$(000)
1996	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0
1998	570	1,887	0	2,457	193	2,275	0	0	0	5,225
1999	468	1,571	0	2,037	562	4,450	0	0	0	4,450
2000	398	1,259	0	1,657	851	3,648	0	0	0	3,648
2001	0	0	0	0	898	931	0	0	0	0
2002	0	0	0	0	1,028	924	0	0	0	0
2003	0	0	0	0	1,023	919	0	0	0	0
2004	0	0	0	0	1,043	927	0	0	0	0
2005	0	0	0	0	1,049	914	0	0	0	0
2006	0	0	0	0	1,083	939	0	0	0	0
2007	0	0	0	0	1,101	959	0	0	0	0
2008	172	370	0	540	1,133	979	2,196	0	0	2,196
2009	163	308	0	470	1,157	1,008	1,879	0	0	1,879
2010	134	247	0	381	1,258	1,080	1,549	0	0	1,549
2011	0	0	0	0	1,256	1,114	0	0	0	0
2012	0	0	0	0	1,288	1,128	0	0	0	0
2013	0	0	0	0	1,297	1,154	0	0	0	0
2014	0	0	0	0	1,347	1,185	0	0	0	0
2015	0	0	0	0	1,356	1,168	0	0	0	0
2016	0	0	0	0	1,383	1,174	0	0	0	0
2017	0	0	0	0	1,411	1,187	0	0	0	0
2018	987	1,887	0	2,873	1,440	1,201	8,037	0	0	8,037
2019	843	1,571	0	2,415	1,470	1,214	7,727	0	0	7,727
2020	694	1,259	0	1,953	1,500	1,228	6,356	0	0	6,356

NOM	4,468	10,328	0	14,823	20,214	22,919	42,085	0	0	42,085
NPV	1,623	4,988	0	6,222	8,469	7,870	15,243	0	0	15,243

* SUPPLEMENTAL INFORMATION NOT SPECIFIED IN WORKBOOK
 ** NEGATIVE COSTS WILL BE CALCULATED AS POSITIVE BENEFITS FOR TRC AND RSM TESTS

CALCULATION OF GEN K FACTOR
PROGRAM METHOD=0 SELECTED REV_REQ
PROGRAM NAME= Commercial/Industrial Building Envelope

YEAR	(2) MID-YEAR RATE BASE \$1000	(3) DEBT \$1000	(4) PREFERRED STOCK \$1000	(5) COMMON EQUITY \$1000	(6) INCOME TAXES \$1000	(7) OTHER TAXES & INSURANCE \$1000	(8) DEPREC \$1000	(9) DEFERRED TAXES \$1000	(10) TOTAL FIXED CHARGES \$1000	(11) PRESENT WORTH FIXED CHARGES \$1000	(12) CUMULATIVE PW FIXED CHARGES \$1000
2001	7,222	276	0	487	305	101	242	15	1,436	1,436	1,436
2002	6,918	265	0	478	197	101	242	110	1,390	1,273	2,728
2003	6,574	251	0	452	197	101	242	95	1,329	1,122	3,851
2004	6,244	239	0	429	196	101	242	82	1,289	989	4,820
2005	5,927	227	0	407	196	101	242	69	1,241	872	5,882
2006	5,623	215	0	387	194	101	242	57	1,196	769	6,862
2007	5,329	204	0	366	182	101	242	46	1,152	678	7,740
2008	5,047	193	0	347	180	101	242	36	1,109	598	8,548
2009	4,770	182	0	328	168	101	242	24	1,068	527	9,285
2010	4,494	172	0	308	168	101	242	14	1,028	464	9,949
2011	4,218	161	0	290	155	101	242	10	985	408	10,557
2012	3,942	151	0	271	144	101	242	7	943	357	11,110
2013	3,666	140	0	252	132	101	242	4	902	313	11,612
2014	3,390	130	0	233	120	101	242	2	861	273	12,073
2015	3,114	119	0	214	108	101	242	1	819	238	12,502
2016	2,838	109	0	195	97	101	242	0	779	207	12,909
2017	2,562	98	0	176	85	101	242	0	738	179	13,294
2018	2,286	87	0	157	73	101	242	0	696	155	13,659
2019	2,010	77	0	138	61	101	242	0	653	133	13,983
2020	1,734	66	0	119	49	101	242	0	612	114	14,275
2021	1,458	57	0	102	37	101	242	(27)	575	98	14,537
2022	1,305	50	0	90	25	101	242	(88)	524	75	14,762
2023	1,151	4	0	79	14	101	242	(88)	501	66	14,953
2024	998	38	0	69	140	101	242	(88)	478	58	15,115
2025	844	32	0	58	133	101	242	(88)	455	50	15,258
2026	691	26	0	47	126	101	242	(88)	432	44	15,382
2027	537	21	0	37	113	101	242	(88)	409	38	15,487
2028	384	15	0	28	108	101	242	(88)	386	33	15,573
2029	230	9	0	18	100	101	242	(88)	363	28	15,641
2030	77	3	0	5	100	101	242	(88)	303	28	15,683

IN SERVICE COST (\$1000) 7,248
IN SERVICE YEAR 2001
BOOK LIFE (YRS) 30
EFFEC. TAX RATE 38.57%
DISCOUNT RATE 9.27%
OTAX & INS RATE 1.40%

CAPITAL STRUCTURE		
SOURCE	WEIGHT	COST
DEBT	45%	8.50%
P/S	0%	0.00%
C/S	55%	12.50%

K FACTOR = CPWFC / IN-SVC COST *

1.61278

DEFERRED TAX AND MID-YEAR RATE BASE CALCULATION
PROGRAM METHOD SELECTED: REV_REQ
PROGRAM NAME: Commercial/Industrial Building Ernie

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
YEAR	TAX SCHEDULE	TAX DEPRECIATION	ACCUMULATED DEPRECIATION	BOOK DEPR FOR	ACCUMULATED DEPRECIATION	BOOK DEPR FOR	ACCUMULATED DEPRECIATION	DEFERRED TAX DUE TO DEPRECIATION	TOTAL EQUITY AFUDC	BOOK DEPR RATE MINUS USEFUL LIFE	(NOR)(11) TAX RATE	SALVAGE TAX RATE	ANNUAL DEFERRED TAX	ACCUMULATED DEFERRED TAX
	DEPRECIATION	DEPRECIATION	DEPRECIATION	DEPRECIATION	DEPRECIATION	DEPRECIATION	DEPRECIATION	DEPRECIATION	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)	\$ (000)
2001	3.75%	287	287	242	242	228	228	15	402	0	0	0	15	(89)
2002	7.22%	514	780	242	483	228	486	110	402	0	0	0	110	21
2003	5.69%	475	1,255	242	725	228	684	35	402	0	0	0	35	116
2004	6.16%	440	1,695	242	968	228	913	82	402	0	0	0	82	198
2005	5.71%	408	2,101	242	1,208	228	1,141	68	402	0	0	0	68	267
2006	5.29%	378	2,477	242	1,449	228	1,369	60	402	0	0	0	57	324
2007	4.89%	348	2,825	242	1,691	228	1,587	46	402	0	0	0	46	370
2008	4.52%	322	3,147	242	1,932	228	1,825	36	402	0	0	0	36	406
2009	4.18%	317	3,464	242	2,174	228	2,053	34	402	0	0	0	34	440
2010	4.48%	317	3,781	242	2,415	228	2,291	34	402	0	0	0	34	475
2011	4.42%	317	4,099	242	2,657	228	2,508	34	402	0	0	0	34	509
2012	4.48%	317	4,416	242	2,898	228	2,738	34	402	0	0	0	34	544
2013	4.48%	317	4,733	242	3,140	228	2,966	34	402	0	0	0	34	578
2014	4.48%	317	5,051	242	3,382	228	3,194	34	402	0	0	0	34	612
2015	4.48%	317	5,368	242	3,623	228	3,422	34	402	0	0	0	34	647
2016	4.48%	317	5,685	242	3,865	228	3,650	34	402	0	0	0	34	681
2017	4.48%	317	6,003	242	4,106	228	3,878	34	402	0	0	0	34	716
2018	4.48%	317	6,320	242	4,348	228	4,108	34	402	0	0	0	34	750
2019	4.48%	317	6,638	242	4,589	228	4,335	34	402	0	0	0	34	784
2020	4.48%	317	6,955	242	4,831	228	4,563	34	402	0	0	0	34	819
2021	2.23%	159	7,114	242	5,072	228	4,791	(27)	402	0	0	0	(27)	782
2022	0.00%	0	7,114	242	5,314	228	5,019	(88)	402	0	0	0	0	704
2023	0.00%	0	7,114	242	5,555	228	5,247	(88)	402	0	0	0	0	616
2024	0.00%	0	7,114	242	5,797	228	5,475	(88)	402	0	0	0	0	528
2025	0.00%	0	7,114	242	6,038	228	5,703	(88)	402	0	0	0	0	440
2026	0.00%	0	7,114	242	6,280	228	5,931	(88)	402	0	0	0	0	352
2027	0.00%	0	7,114	242	6,522	228	6,160	(88)	402	0	0	0	0	264
2028	0.00%	0	7,114	242	6,763	228	6,388	(88)	402	0	0	0	0	176
2029	0.00%	0	7,114	242	7,005	228	6,616	(88)	402	0	0	0	0	88
2030	0.00%	0	7,114	242	7,248	228	6,844	(88)	402	0	0	0	0	0

SALVAGE / REMOVAL COST	0.00%
YEAR SALVAGE / COST OF REMOVAL	2000
DEFERRED TAXES DURING CONSTRUCTION (SEE PAGE 5)	(104)
TOTAL EQUITY AFUDC CAPITALIZED (SEE PAGE 5)	402
BOOK DEPR RATE - USEFUL LIFE	3.33%

DEFERRED TAX AND MID-YEAR RATE BASE CALCULATION
PROGRAM METHOD: SELECTED REV. REQ
PROGRAM NAME: Commercial/Industrial Building Envelope

(1) YEAR	(2) TAX DEPRECIATION SCHEDULE	(3) TAX DEPRECIATION (\$'000)	(4) DEFERRED TAX (\$'000)	(5) END OF YEAR NET PLANT IN SERVICE (\$'000)	(5a) ACCUMULATED DEPRECIATION (\$'000)	(5b) ACCUMULATED DEF TAXES (\$'000)	(6) BEGINNING YEAR RATE BASE (\$'000)	(7) ENDING OF YEAR RATE BASE (\$'000)	(8) MID-YEAR RATE BASE (\$'000)
2001	3.75%	267	15	7,005	342	(89)	7,350	7,084	7,222
2002	7.27%	514	110	6,763	483	21	7,094	6,742	6,918
2003	6.68%	475	95	6,522	725	116	6,742	6,405	6,574
2004	6.18%	440	82	6,280	969	198	6,405	6,062	6,244
2005	5.71%	405	69	6,038	1,208	267	6,062	5,772	5,927
2006	5.29%	376	57	5,797	1,449	324	5,772	5,473	5,623
2007	4.89%	348	46	5,555	1,691	370	5,473	5,186	5,329
2008	4.52%	322	36	5,314	1,932	406	5,186	4,908	5,047
2009	4.40%	317	34	5,072	2,174	440	4,908	4,632	4,770
2010	4.46%	317	34	4,831	2,415	475	4,632	4,356	4,494
2011	4.46%	317	34	4,589	2,657	509	4,356	4,080	4,218
2012	4.46%	317	34	4,348	2,898	544	4,080	3,804	3,942
2013	4.46%	317	34	4,106	3,140	578	3,804	3,528	3,666
2014	4.46%	317	34	3,865	3,382	612	3,528	3,252	3,390
2015	4.46%	317	34	3,623	3,623	647	3,252	2,976	3,114
2016	4.46%	317	34	3,382	3,865	681	2,976	2,700	2,838
2017	4.46%	317	34	3,140	4,106	716	2,700	2,424	2,562
2018	4.46%	317	34	2,898	4,348	750	2,424	2,148	2,286
2019	4.46%	317	34	2,657	4,589	784	2,148	1,872	2,010
2020	4.46%	317	34	2,415	4,831	819	1,872	1,597	1,734
2021	2.23%	159	(27)	2,174	5,072	782	1,597	1,362	1,489
2022	0.00%	0	(88)	1,932	5,314	704	1,362	1,228	1,305
2023	0.00%	0	(88)	1,691	5,555	616	1,228	1,075	1,151
2024	0.00%	0	(88)	1,449	5,797	528	1,075	921	968
2025	0.00%	0	(88)	1,208	6,038	440	921	768	844
2026	0.00%	0	(88)	966	6,280	352	768	614	691
2027	0.00%	0	(88)	725	6,522	264	614	461	537
2028	0.00%	0	(88)	483	6,763	176	461	307	384
2029	0.00%	0	(88)	242	7,005	88	307	153	230
2030	0.00%	0	(88)	(0)	7,246	0	153	0	77

* Column not specified in workbook

(1) YEAR	(2) NO YEARS BEFORE IN-SERVICE	(3) PLANT ESCALATION RATE	(4) CUMULATIVE ESCALATION FACTOR	(5) YEARLY EXPENDITURE (%)	(6) ANNUAL SPENDING (\$AW)	(7) CUMULATIVE AVERAGE SPENDING (\$AW)
1996	-5	0.00%	1.000	0.00%	0.00	0.00
1997	-4	2.55%	1.026	0.00%	0.00	0.00
1998	-3	2.55%	1.052	0.00%	0.00	0.00
1999	-2	2.67%	1.080	26.77%	113.15	95.57
2000	-1	2.89%	1.111	63.23%	200.20	213.25
100.00%						313.34

(8) YEAR	(9) NO YEARS BEFORE IN-SERVICE	(10) CUMULATIVE SPENDING WITH AFUDC (\$AW)	(11) DEBT AFUDC (\$AW)	(12) CUMULATIVE DEBT AFUDC (\$AW)	(13) YEARLY TOTAL AFUDC (\$AW)	(14) CUMULATIVE TOTAL AFUDC (\$AW)	(15) CONSTRUCTION PERIOD INTEREST (\$AW)	(16) CUMULATIVE CPI (\$AW)	(17) DEFERRED TAXES (\$AW)	(18) CUMULATIVE DEFERRED TAXES (\$AW)	(19) INCREMENTAL YEAR-END BOOK VALUE (\$AW)	(20) CUMULATIVE YEAR-END BOOK VALUE (\$AW)
1996	-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1997	-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1998	-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1999	-2	56.57	2.16	2.16	6.05	6.05	4.81	4.81	(1.02)	(1.02)	118.20	118.20
2000	-1	219.30	8.43	10.59	23.57	29.63	18.53	23.34	(3.90)	(4.92)	223.77	342.97
10.59										23.34	(4.92)	342.97

	BOOK BASIS FOR DEF TAX	TAX BASIS
CONSTRUCTION CASH	6.620	6.620
EQUITY AFUDC	402	
DEBT AFUDC	224	
CPI		432
TOTAL	7,246	7,112

IN SERVICE YEAR 2001
PLANT COSTS 285
AFUDC RATE 10.70%

* Column not specified in workbook

INPUT DATA - PART 2
PROGRAM METHOD SELECTED REV_REQ
PROGRAM NAME Commercial/Industrial Building Envelope

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
YEAR	CUMULATIVE TOTAL PARTICIPATING CUSTOMERS	ADJUSTED CUMULATIVE PARTICIPATING CUSTOMERS	UTILITY AVERAGE SYSTEM FUEL COST (\$/GWH)	AVOIDED MARGINAL FUEL COST (\$/GWH)	INCREASED MARGINAL FUEL COST (\$/GWH)	REPLACEMENT FUEL COST (\$/GWH)	PROGRAM HW FUEL COST (\$/GWH)	PROGRAM HW EFFECTIVENESS FACTOR
1966	0	0	0.00	2.71	2.36	0.00	1.00	1.00
1967	0	0	0.00	2.74	2.39	0.00	1.00	1.00
1968	7,642	7,642	0.00	2.98	2.48	0.00	1.00	1.00
1969	14,006	14,006	0.00	3.11	2.49	0.00	1.00	1.00
2000	18,106	18,106	0.00	3.49	2.59	0.00	1.00	1.00
2001	18,106	18,106	0.00	4.02	3.79	2.26	1.00	1.00
2002	18,106	18,106	0.00	3.80	2.76	2.50	1.00	1.00
2003	18,106	18,106	0.00	3.74	2.74	2.49	1.00	1.00
2004	18,106	18,106	0.00	4.14	3.94	2.96	1.00	1.00
2005	18,106	18,106	0.00	4.25	3.05	3.22	1.00	1.00
2006	18,106	18,106	0.00	4.53	3.23	3.45	1.00	1.00
2007	18,106	18,106	0.00	4.83	3.44	3.76	1.00	1.00
2008	18,106	18,106	0.00	4.98	3.56	3.87	1.00	1.00
2009	18,106	18,106	0.00	5.29	3.75	3.93	1.00	1.00
2010	18,106	18,106	0.00	5.67	3.94	4.39	1.00	1.00
2011	18,106	18,106	0.00	5.91	4.18	4.76	1.00	1.00
2012	18,106	18,106	0.00	6.23	4.36	4.74	1.00	1.00
2013	18,106	18,106	0.00	6.42	4.45	5.02	1.00	1.00
2014	18,106	18,106	0.00	6.63	4.59	5.08	1.00	1.00
2015	18,106	18,106	0.00	7.16	4.98	5.67	1.00	1.00
2016	18,106	18,106	0.00	7.40	5.09	5.80	1.00	1.00
2017	18,106	18,106	0.00	7.63	5.22	5.95	1.00	1.00
2018	18,106	18,106	0.00	8.04	5.45	6.33	1.00	1.00
2019	18,106	18,106	0.00	8.32	5.59	6.44	1.00	1.00
2020	18,106	18,106	0.00	8.49	5.75	6.53	1.00	1.00

* THIS COLUMN IS USED ONLY FOR LOAD SHIFTING PROGRAMS WHICH SHIFT CONSUMPTION TO OFF-PEAK PERIODS.
THE VALUES REPRESENT THE OFF PEAK SYSTEM FUEL COSTS.

Page 7
 AVOIDED GENERATING BENEFITS
 PROGRAM METHOD SELECTED REV_REQ
 PROGRAM NAME Commercial/Industrial Building Envelope

YEAR	(2) AVOIDED CAPACITY COST GEN UNIT \$(000)	(3) AVOIDED FIXED O&M GEN UNIT \$(000)	(4) AVOIDED VARIABLE O&M GEN UNIT \$(000)	(5) AVOIDED GEN UNIT FUEL COST \$(000)	(6) REPLACEMENT FUEL COST \$(000)	(7) AVOIDED GEN UNIT BENEFITS \$(000)
1996	0	0	0	0	0	0
1997	0	0	0	0	0	0
1998	0	0	0	0	0	0
1999	0	0	0	0	0	0
2000	0	0	0	0	0	0
2001	1,436	202	19	1,041	1,248	1,451
2002	1,390	211	14	820	1,038	1,399
2003	1,339	220	11	686	762	1,093
2004	1,289	229	12	756	839	1,348
2005	1,241	238	12	887	1,068	1,331
2006	1,196	248	13	1,065	1,200	1,303
2007	1,152	260	14	1,230	1,314	1,341
2008	1,109	271	14	1,291	1,281	1,405
2009	1,068	283	12	1,081	1,159	1,205
2010	1,026	295	8	627	769	1,187
2011	985	308	8	606	824	1,132
2012	943	322	14	1,238	1,458	1,057
2013	902	336	14	1,244	1,455	1,041
2014	861	351	13	1,167	1,367	1,024
2015	819	367	14	1,424	1,831	894
2016	778	384	12	1,168	1,385	957
2017	736	400	10	839	1,137	948
2018	695	417	12	1,142	1,347	918
2019	653	435	12	1,131	1,327	804
2020	612	453	11	1,053	1,262	876

NOM	20,230	6,230	248	20,704	23,859	21,454
MPV	7,145	1,740	82	6,243	7,214	7,995

AVOIDED T&D AND PROGRAM FUEL SAVINGS
PROGRAM METHOD SELECTED REV. REG
PROGRAM NAME Commercial/Industrial Building Envelope

(1) YEAR	(2) AVOIDED TRANSMISSION CAP COST \$(000)	(3) AVOIDED TRANSMISSION OMM COST \$(000)	(4) TOTAL AVOIDED TRANSMISSION COST \$(000)	(5) AVOIDED DISTRIBUTION CAP COST \$(000)	(6) AVOIDED DISTRIBUTION OMM COST \$(000)	(7) TOTAL AVOIDED DISTRIBUTION COST \$(000)	(8) PROGRAM FUEL SAVINGS \$(000)	(9) PROGRAM OFF-PEAK PAYBACK \$(K)
1988	0	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	138	0
1989	110	0	110	0	0	110	415	0
2000	189	25	214	72	0	286	728	0
2001	267	49	316	130	212	528	875	0
2002	257	69	326	175	301	476	918	0
2003	247	72	319	168	314	482	901	0
2004	237	75	312	162	327	489	1,004	0
2005	228	78	306	155	341	496	1,000	0
2006	220	81	299	150	355	505	1,007	0
2007	211	85	296	144	370	514	1,174	0
2008	203	89	292	138	387	525	1,206	0
2009	195	92	287	133	403	536	1,252	0
2010	187	96	283	128	421	549	1,309	0
2011	178	100	278	122	439	561	1,438	0
2012	170	105	275	117	458	575	1,519	0
2013	162	110	272	112	479	590	1,567	0
2014	154	115	269	106	500	607	1,619	0
2015	146	120	266	101	523	624	1,746	0
2016	138	125	263	95	547	642	1,811	0
2017	129	131	260	89	571	661	1,869	0
2018	121	136	257	83	596	679	1,973	0
2019	114	142	256	79	621	701	2,044	0
2020	107	148	255	74	647	722	2,083	0
				70	675	745		

NPV	3,879	2,187	6,177	2,608	8,801	12,207	28,829	0
NPV	1,531	647	2,177	1,002	2,826	3,828	8,858	0

* THESE VALUES REPRESENT THE COST OF THE INCREASED FUEL CONSUMPTION DUE TO GREATER OFF-PEAK ENERGY USAGE. USED FOR LOAD SHIFTING PROGRAMS ONLY.

TOTAL RESOURCE COST TEST
PROGRAM METHOD SELECTED REV_REQ
PROGRAM NAME Commercial Building Envelope

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
YEAR	INCREASED SUPPLY COSTS \$ (000)	UTILITY PROGRAM COSTS \$ (000)	PARTICIPANT PROGRAM COSTS \$ (000)	OTHER COSTS \$ (000)	TOTAL COSTS \$ (000)	AVOIDED GEN UNIT BENEFITS \$ (000)	AVOIDED T&D BENEFITS \$ (000)	PROGRAM FUEL SAVINGS \$ (000)	OTHER BENEFITS \$ (000)	TOTAL BENEFITS \$ (000)	NET BENEFITS \$ (000)	CUMULATIVE DISCOUNTED NET BENEFITS \$ (000)
1996	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0	0
1998	0	570	0	0	5,796	0	0	138	0	138	(5,657)	(4,742)
1999	0	496	4,450	0	4,936	0	319	415	0	734	(4,202)	(7,967)
2000	0	208	3,648	0	4,044	0	592	728	0	1,316	(2,728)	(9,864)
2001	0	0	0	0	0	1,451	0	879	0	3,241	3,241	(7,799)
2002	0	0	0	0	0	1,399	810	918	0	3,127	3,127	(5,957)
2003	0	0	0	0	0	1,493	901	810	0	3,205	3,205	(4,229)
2004	0	0	0	0	0	1,348	812	1,004	0	3,163	3,163	(2,868)
2005	0	0	0	0	0	1,331	814	1,030	0	3,176	3,176	(1,232)
2006	0	0	0	0	0	1,353	819	1,087	0	3,269	3,269	170
2007	0	0	0	0	0	1,341	825	1,174	0	3,339	3,339	1,265
2008	0	190	2,196	0	2,386	1,405	832	1,208	0	3,443	1,057	1,792
2009	0	163	1,879	0	2,041	1,295	840	1,282	0	3,417	1,376	2,169
2010	0	134	1,549	0	1,683	1,187	848	1,369	0	3,424	1,741	2,895
2011	0	0	0	0	0	1,132	859	1,438	0	3,429	3,429	3,828
2012	0	0	0	0	0	1,027	870	1,519	0	3,447	3,447	4,446
2013	0	0	0	0	0	1,041	883	1,567	0	3,491	3,491	5,227
2014	0	0	0	0	0	1,024	897	1,619	0	3,540	3,540	6,960
2015	0	0	0	0	0	994	913	1,748	0	3,653	3,653	8,633
2016	0	0	0	0	0	957	930	1,811	0	3,698	3,698	10,266
2017	0	0	0	0	0	948	947	1,869	0	3,764	3,764	11,856
2018	0	887	8,037	0	10,024	918	964	1,973	0	3,858	(8,168)	6,871
2019	0	843	7,727	0	8,570	904	964	2,044	0	3,921	(4,247)	6,262
2020	0	694	6,256	0	7,050	876	1,008	2,083	0	3,968	(3,284)	5,990

MCW	0	4,486	42,065	0	46,531	23,454	18,383	28,809	0	71,708	25,235	
NPV	0	1,623	15,243	0	16,866	7,898	6,205	8,806	0	22,957	5,990	

Discount Rate: 9.22 %
Benefit/Cost Ratio (Col(11)/Col(12)): 1.38

PARTICIPANT COSTS AND BENEFITS
PROGRAM METHOD SELECTED REV_REQ
PROGRAM NAME Commercial/Industrial Building Envelope

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
YEAR	SAVINGS IN PARTICIPANTS BELLS \$ (000)	TAX CREDITS \$ (000)	UTILITY REBATES \$ (000)	OTHER BENEFITS \$ (000)	TOTAL BENEFITS \$ (000)	CUSTOMER EQUIPMENT COSTS \$ (000)	CUSTOMER O&M COSTS \$ (000)	OTHER COSTS \$ (000)	TOTAL COSTS \$ (000)	NET BENEFITS \$ (000)	CUMULATIVE DISCOUNTED NET BENEFITS \$ (000)
1996	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0
1998	464	0	1,887	0	2,350	5,225	0	0	5,225	(2,875)	(2,410)
1999	1,320	0	1,571	0	2,891	4,450	0	0	4,450	(1,559)	(3,967)
2000	1,988	0	1,258	0	3,247	3,648	0	0	3,648	(3,887)	(7,854)
2001	2,280	0	0	0	2,280	0	0	0	0	2,280	(5,574)
2002	2,283	0	0	0	2,283	0	0	0	0	2,283	(3,291)
2003	2,301	0	0	0	2,301	0	0	0	0	2,301	(932)
2004	2,337	0	0	0	2,337	0	0	0	0	2,337	1,218
2005	2,332	0	0	0	2,332	0	0	0	0	2,332	3,536
2006	2,403	0	0	0	2,403	0	0	0	0	2,403	5,939
2007	2,446	0	0	0	2,446	0	0	0	0	2,446	8,385
2008	2,510	0	270	0	2,880	2,198	0	0	2,198	684	9,069
2009	2,572	0	308	0	3,079	1,879	0	0	1,879	1,200	10,269
2010	2,779	0	347	0	3,078	1,549	0	0	1,549	1,477	11,746
2011	2,811	0	0	0	2,811	0	0	0	0	2,811	14,557
2012	2,868	0	0	0	2,868	0	0	0	0	2,868	17,425
2013	2,907	0	0	0	2,907	0	0	0	0	2,907	20,332
2014	3,005	0	0	0	3,005	0	0	0	0	3,005	23,337
2015	3,000	0	0	0	3,000	0	0	0	0	3,000	26,337
2016	3,042	0	0	0	3,042	0	0	0	0	3,042	29,379
2017	3,080	0	0	0	3,083	0	0	0	0	3,083	32,462
2018	3,148	0	1,887	0	5,033	9,037	0	0	9,037	(4,005)	28,457
2019	3,200	0	1,571	0	4,771	7,727	0	0	7,727	(2,955)	25,502
2020	3,255	0	1,258	0	4,515	6,358	0	0	6,358	(1,841)	23,661
RCM	58,343	0	10,308	0	68,701	42,065	0	0	42,065	26,636	0
NPV	19,015	0	4,598	0	23,613	15,243	0	0	15,243	8,370	0

RCM	58,343	0	10,308	0	68,701	42,065	0	0	42,065	26,636	0
NPV	19,015	0	4,598	0	23,613	15,243	0	0	15,243	8,370	0

In Service of Gen Unit:
Discount Rate: 9.22 %
Benefit/Cost Ratio (Col(6) / Col(10)) 1.88

RATE IMPACT TEST
PROGRAM METHOD SELECTED: REV_REQ
PROGRAM NAME: Commercial/Industrial Building Envelope

(1) YEAR	(2) INCREASED SUPPLY COSTS \$ (000)	(3) UTILITY PROGRAM COSTS \$ (000)	(4) INCENTIVES \$ (000)	(5) REVENUE LOSSES \$ (000)	(6) OTHER COSTS \$ (000)	(7) TOTAL COSTS \$ (000)	(8) AVOIDED GEN UNIT & FUEL BENEFITS \$ (000)	(9) AVOIDED T&D BENEFITS \$ (000)	(10) REVENUE GAINS \$ (000)	(11) OTHER BENEFITS \$ (000)	(12) TOTAL BENEFITS \$ (000)	(13) NET BENEFITS \$ (000)	(14) CUMULATIVE DISCOUNTED NET BENEFITS \$ (000)
1998	0	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	2,853	139	0	0	0	139	(2,714)	(2,714)
1996	0	570	1,887	366	1,122	3,179	415	219	0	0	734	(2,445)	(4,152)
1995	0	480	1,571	680	1,685	3,343	726	580	0	0	1,316	(2,027)	(5,575)
2000	0	398	1,259	0	1,829	1,829	2,429	811	0	0	3,241	1,311	(4,732)
2001	0	0	0	1,829	0	1,829	2,317	810	0	0	3,127	1,197	(4,027)
2002	0	0	0	1,830	0	1,830	2,395	810	0	0	3,205	1,263	(3,346)
2003	0	0	0	1,842	0	1,842	2,351	812	0	0	3,163	1,193	(2,757)
2004	0	0	0	1,870	0	1,870	2,361	814	0	0	3,176	1,212	(2,209)
2005	0	0	0	1,864	0	1,864	2,361	819	0	0	3,209	1,247	(1,593)
2006	0	0	0	2,022	0	2,022	2,450	825	0	0	3,276	1,290	(1,208)
2007	0	0	0	2,058	0	2,058	2,515	825	0	0	3,339	1,247	(1,208)
2008	0	190	370	2,112	0	2,672	2,811	832	0	0	3,642	771	(941)
2009	0	183	308	2,165	0	2,635	2,576	848	0	0	3,417	781	(83)
2010	0	134	247	2,338	0	2,719	2,576	848	0	0	3,424	708	(487)
2011	0	0	0	2,370	0	2,370	2,570	859	0	0	3,429	1,059	(205)
2012	0	0	0	2,416	0	2,416	2,576	870	0	0	3,447	1,021	48
2013	0	0	0	2,451	0	2,451	2,608	883	0	0	3,491	1,040	278
2014	0	0	0	2,532	0	2,532	2,642	887	0	0	3,540	1,008	484
2015	0	0	0	2,524	0	2,524	2,740	913	0	0	3,653	1,129	895
2016	0	0	0	2,556	0	2,556	2,768	930	0	0	3,698	1,142	890
2017	0	0	0	2,568	0	2,568	2,817	947	0	0	3,764	1,166	1,073
2018	0	987	1,887	2,640	0	3,508	2,892	964	0	0	3,856	1,057	835
2019	0	843	1,571	2,684	0	5,098	2,948	964	0	0	3,931	1,167	662
2020	0	694	1,259	2,728	0	4,682	2,960	1,008	0	0	3,968	(716)	598

NPV	0	4,486	10,358	43,133	0	63,096	53,383	18,269	0	0	71,706	7,810	598
NPV	0	1,823	4,598	16,029	0	22,261	16,852	6,005	0	0	22,857	(716)	598

Discount Rate: 9.22 %
Benefit/Cost Ratio (Col(12) / Col(7)): 1.63