

179D Alternative Pathway Estimate

ALTERNATIVE PATHWAY



Audit Template

November 09, 2025

BUILDING INFORMATION

Building Name	179D Example Building	179D Portal ID#	24776e64
Building Address	611 N Franklin St Tampa FL 33602	Audit Template ID#	41679
Building Owner	A. Example Building Owner	UBID	76VWVGXR+RJ4-8-7-7
Year Built	2004	Portfolio Manager ID#	123456
Gross Floor Area	240,000.0	Report Status	In Progress
Principal Use Type	Office	Report Date	11/09/2025
		Software Release	1.0.0





ESTIMATED RESULTS

Annual EUI _{SITE} Savings (%)*	33.848
Weather Normalized Pre-retrofit EUI _{SITE} (kBtu/ft ² /yr)	84.2
Weather Normalized Post-retrofit EUI _{SITE} (kBtu/ft ² /yr)	55.7
Estimated Potential Tax Deduction - Energy Criteria Met (\$/ft ²)**	0.68
Estimated Potential Tax Deduction - All Criteria Met (\$/ft ²)**	3.4

* Reductions in site energy use due to installation of qualified Energy Efficiency Building Retrofit Property.

** Amount provided under "Estimated Potential Tax Deduction - Energy Criteria Met" applies when only the energy criteria are met. Amount provided under "Estimated Potential Tax Deduction - All Criteria Met" applies when the increased deduction requirements are also met (i.e., prevailing wage and apprenticeship). The tax deduction is the lesser of (1) the value of the calculated allowable tax deduction, or (2) the value of the asset. In other words, the deduction cannot be more than the amount that was spent on the equipment and associated installation labor.

Audit Details

 Date of Completion of Pre-retrofit Audit	05/01/2023
 Date of Completion of Post-retrofit Audit	05/01/2024
 Date when Building Originally Placed in Service	01/01/2004
 Date when Qualified Retrofit Plan Established	06/01/2023

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Building Energy Savings Opportunities - Measures

Measure Identifier	EEBRP Category	Measure Category	Measure Name	Measure Description	Is 179D measure?
Measure 1	Building Envelope	Building Envelope Modifications	Air seal envelope	Add weather stripping and spray foam to better seal building envelop, reduce infiltration and improve occupant comfort. This is will also help to maintain space temperature in the building atrium	Yes
Measure 2	Interior Lighting System	Lighting Improvements	Retrofit with light emitting diode technologies	Replace existing non-LED lamps/ fixtures with new LED lamps/ fixtures	No
Measure 3	Heating, Cooling, Ventilation, and Hot Water Systems	Service Hot Water System	Install SHW controls	Install Domestic Hot Water Recirculation Flow Control - Domestic hot water (DHW) is supplied through the existing heating boiler. Constant operation of the recirculation pump and the exposed DHW piping in the apartments result in significant heat loss through those pipes. Bright Power recommends installing a DHW recirculation demand control strategy at the property	Yes
Measure 4	Heating, Cooling, Ventilation, and Hot Water Svstems	Service Hot Water System	Install heat pump SHW svstem	Install an air source heat pump to create hot water for the domestic hot water	Yes

Measure Identifier	Measure Annual Energy, Energy Cost and Carbon Savings			
	Total Annual Energy Cost Savings (\$)	Annual Electricity Savings (kWh)	Annual Natural Gas Savings (therms)	Annual Fuel Oil #4 Savings (Gallons)
Measure 1	\$7800.00	0.00	560.00	75.00
Measure 2	\$48500.00	335000.00	-220.00	-15.00
Measure 3	\$14500.00	2400.00	120.00	30.00
Measure 4	\$25000.00	45600.00	350.00	35.00

Measure Identifier	Measure Cost and Incentives	
	Measure Cost (\$)	
Measure 1	\$11850.00	
Measure 2	\$180000.00	
Measure 3	\$59500.00	

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Measure Identifier	Measure Cost and Incentives
	Measure Cost (\$)
Measure 4	\$250000.00

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Energy Reporting Years

Start Date	End Date	Metering entries	Delivery entries	Pre-/post-retrofit
05/01/2023	04/30/2024	24	12	Post-retrofit
05/01/2022	04/30/2023	24	12	Pre-retrofit

Metered Energy

Energy Type: Electricity

Start Date	End Date	Days	Use (kWh)	Cost (\$)	Peak (kW)	Load Factor	kWh / day	kBtu / day
05/01/2022	05/31/2022	31	442698.0	0.0	0.0	0%	14281	48725
06/01/2022	06/30/2022	30	435686.0	0.0	0.0	0%	14523	49552
07/01/2022	07/31/2022	31	433845.0	0.0	0.0	0%	13995	47751
08/01/2022	08/31/2022	31	433568.0	0.0	0.0	0%	13986	47720
09/01/2022	09/30/2022	30	436622.0	0.0	0.0	0%	14554	49658
10/01/2022	10/31/2022	31	445260.0	0.0	0.0	0%	14363	49007
11/01/2022	11/30/2022	30	456531.0	0.0	0.0	0%	15218	51923
12/01/2022	12/31/2022	31	460626.0	0.0	0.0	0%	14859	50699
01/01/2023	01/31/2023	31	453833.0	0.0	0.0	0%	14640	49951
02/01/2023	02/28/2023	28	443139.0	0.0	0.0	0%	15826	54000
03/01/2023	03/31/2023	31	435632.0	0.0	0.0	0%	14053	47948
04/01/2023	04/30/2023	30	433848.0	0.0	0.0	0%	14462	49343
05/01/2023	05/31/2023	31	260141.0	0.0	0.0	0%	8392	28632
06/01/2023	06/30/2023	30	261973.0	0.0	0.0	0%	8732	29795
07/01/2023	07/31/2023	31	267156.0	0.0	0.0	0%	8618	29404
08/01/2023	08/31/2023	31	274003.0	0.0	0.0	0%	8839	30158
09/01/2023	09/30/2023	30	276378.0	0.0	0.0	0%	9213	31433
10/01/2023	10/31/2023	31	271769.0	0.0	0.0	0%	8767	29912
11/01/2023	11/30/2023	30	264488.0	0.0	0.0	0%	8816	30081
12/01/2023	12/31/2023	31	259808.0	0.0	0.0	0%	8381	28596
01/01/2024	01/31/2024	31	258912.0	0.0	0.0	0%	8352	28497
02/01/2024	02/29/2024	29	261959.0	0.0	0.0	0%	9033	30821
03/01/2024	03/31/2024	31	267680.0	0.0	0.0	0%	8635	29462
04/01/2024	04/30/2024	30	272259.0	0.0	0.0	0%	9075	30965
05/01/2024	05/31/2024	31	272379.0	0.0	0.0	0%	8786	29979
Average Annual Total			4253907	0	0	0%		

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179D Portal ID#: **24776e64****Energy Type: Natural Gas**

Start Date	End Date	Days	Use (therms)	Cost (\$)	therms / day	kBtu / day
05/01/2022	05/31/2022	31	1095.0	0.0	35	3532
06/01/2022	06/30/2022	30	1095.0	0.0	37	3650
07/01/2022	07/31/2022	31	1095.0	0.0	35	3532
08/01/2022	08/31/2022	31	1096.0	0.0	35	3535
09/01/2022	09/30/2022	30	1096.0	0.0	37	3653
10/01/2022	10/31/2022	31	1128.0	0.0	36	3639
11/01/2022	11/30/2022	30	1126.0	0.0	38	3753
12/01/2022	12/31/2022	31	1200.0	0.0	39	3871
01/01/2023	01/31/2023	31	1186.0	0.0	38	3826
02/01/2023	02/28/2023	28	1179.0	0.0	42	4211
03/01/2023	03/31/2023	31	1179.0	0.0	38	3803
04/01/2023	04/30/2023	30	1179.0	0.0	39	3930
05/01/2023	05/31/2023	31	884.0	0.0	29	2852
06/01/2023	06/30/2023	30	884.0	0.0	29	2947
07/01/2023	07/31/2023	31	884.0	0.0	29	2852
08/01/2023	08/31/2023	31	883.0	0.0	28	2848
09/01/2023	09/30/2023	30	883.0	0.0	29	2943
10/01/2023	10/31/2023	31	859.0	0.0	28	2771
11/01/2023	11/30/2023	30	860.0	0.0	29	2867
12/01/2023	12/31/2023	31	804.0	0.0	26	2594
01/01/2024	01/31/2024	31	646.0	0.0	21	2084
02/01/2024	02/29/2024	29	411.0	0.0	14	1417
03/01/2024	03/31/2024	31	246.0	0.0	8	794
04/01/2024	04/30/2024	30	244.0	0.0	8	813
05/01/2024	05/31/2024	31	287.0	0.0	9	926
06/01/2024	06/30/2024	30	39744.0	0.0	1325	132480
Average Annual Total			11071	0		

Note: fields displayed in blue indicate values calculated by the tool and not directly entered by the user.

Delivered Energy**Energy Type: Fuel Oil #4**

Delivery Date	Fuel Oil #4 Qty (Gallons)	Fuel Oil #4 Cost (\$)	Fuel Oil #4 kBtu
05/01/2022	112.0	0.0	16352
06/01/2022	112.0	0.0	16352
07/01/2022	112.0	0.0	16352
08/01/2022	113.0	0.0	16498
09/01/2022	113.0	0.0	16498

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10/01/2022	116.0	0.0	16936
11/01/2022	116.0	0.0	16936
12/01/2022	123.0	0.0	17958
01/01/2023	122.0	0.0	17812
02/01/2023	121.0	0.0	17666
03/01/2023	121.0	0.0	17666
04/01/2023	121.0	0.0	17666
05/01/2023	76.0	0.0	11096
06/01/2023	76.0	0.0	11096
07/01/2023	76.0	0.0	11096
08/01/2023	76.0	0.0	11096
09/01/2023	76.0	0.0	11096
10/01/2023	74.0	0.0	10804
11/01/2023	74.0	0.0	10804
12/01/2023	69.0	0.0	10074
01/01/2024	55.0	0.0	8030
02/01/2024	35.0	0.0	5110
03/01/2024	21.0	0.0	3066
04/01/2024	21.0	0.0	3066
05/01/2024	25.0	0.0	3650
06/01/2024	5444.0	0.0	794824
Average Annual Total	1066	0	

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