



North Star Council on Aging (NSCA)

Auditor: Nortech

Audit date: March 2015

North Star Council on Aging was established in 1973. The nonprofit organization serves people 60 years old and older and currently administers the Meals on Wheels program, transportation and chore services for seniors, and exercise classes. It also rents space to the Northern Bridge Club and a local church.

The NSCA applied to participate in the pilot cohort and was admitted by the selection committee. The organization received an energy audit and retrofit through the Alaska Mental Health Trust Fund Beneficiary energy efficiency program and received technical support through the Fairbanks Nonprofit Retrofit Program. Thus, Nortech conducted a Level I building audit through the Mental Health Trust Fund program, at no cost to this pilot project.

Mission

The NSCA strives to meet the needs of older Alaskans by providing services that enhance and promote quality of life, self-determination, independent living, and dignity.



Building

Size: 5,335 ft²

Fuel consumption

Baseline annual fuel use: 910 MBTU

Fuel oil #1 (4182 gal / 552 MBTU)

Electricity (93,490 kWh / 319 MBTU)

Propane (436 gal / 40 MBTU)

Baseline EUI: 171 kBtu/ft²/yr

Baseline annual energy costs: \$35,955

Fuel oil #1 (\$15,165)

Electricity (\$19,050)

Propane (\$1,740)



Audit recommendations (Completed retrofits in black)

Recommendation	Predicted costs	Actual cost	Contractor	Date completed	Notes
Kitchen					This was not completed. The day of the audit, the refrigerators were lightly used. Normally, they are all full.
1. Consolidate refrigerators and freezers and unplug those no longer in use					
2. Install timer on kitchen exhaust fan	\$700				
Lighting replacement					
3. Exit lights					
4. Dining area					
5. Install occupancy sensors for lighting in the boiler room and storage rooms					
6. Replace fluorescent lights with LEDs	\$19,000	An estimated \$41,000 paid to contractor for all retrofits.	Johnson & River Enterprise	September 2016	
7. Exterior	\$1,900				
Building envelope					
8. Repair weather stripping on exterior doors					
9. Replace broken window					
Heating/Cooling/Water					
10. Insulate hot water piping	\$490				
11. Install programmable thermostats to lower temperature set points during unoccupied periods	\$4,000				
	Total: \$26,090	Total: \$41,000			