

Report On the Financial Impact of Not Allowing A College Dormitory to Replace  
Individual Con Edison Meters W A Master Meter

NYU operates three dormitories with 774 units where the apartments are individually metered with separate meters and are billed at SC2 rates. These buildings are listed below.

Dormitory	Meters
240 Mercer Court	324
26th Street Court	243
Alumni Hall Court	207
<b>Total</b>	<b>774</b>

The buildings above will typically have a number of SC2 electric accounts and one SC9 account which meters the common areas. For instance, 26<sup>th</sup> Street Court has 243 individual SC2 accounts and one SC9 account. We used this building as our example.

The chart below summarizes the results of our analysis. We reviewed a representative number of apartments to determine the average usage and annual billing for each apartment. We used a billing period from August 2007 through August 2008. We found that the average SC2 apartment used 2,668 kWh per year for a total bill amount of \$825 or \$0.31 per kWh. We then multiplied the average apartment by 243 to arrive at a total bill for the apartments of \$200,539. This was added to the one SC9 bill for a total bill to NYU each year of \$289,184.

The estimate of an SC8 bill was developed by comparing 26<sup>th</sup> Court with Hayden Hall a similar sized, master metered building. We applied the demand profile from Hayden Hall to 26<sup>th</sup> Street Court's energy usage to determine an estimated load profile for 26<sup>th</sup> Street Court. This provided a profile that estimates the 26<sup>th</sup> Street Court's demand usage as it would appear had it been a master metered building. We then calculated bills for the same period at the SC8 rate using our rate engine. We determined that 26th Street Court would have been charged only \$201,665. The difference, \$87,518 is 30% less than the \$289,184 that NYU actually paid for electricity. It should be noted that this analysis includes commodity that was purchased from a private supplier at a rate of \$.1254 per kWh.

<b>Electric Costs for 26th Street Court</b>			
	<b>Electric Usage (kWh)</b>	<b>Bill Amount</b>	<b>Cost per kWh</b>
Electric Bills for 243 Apartments @ SC2	648,428	\$ 200,539	\$ 0.309
Electric Bills for Public Areas @ SC9	476,320	\$ 88,645	\$ 0.186
Total Electric Costs SC9 and SC2	1,124,748	\$ 289,184	\$ 0.257
Total Electric Costs Based on Estimated Demand and Actual Consumption Calculated at SC8 on Master Meter	1,124,748	\$ 201,665	\$ 0.179
Savings Under SC 8 Master Meter		\$ 87,518	30%

Based on this analysis it can be extrapolated that on average, each unit in this 243 unit building would have saved \$360 per year (including common area charges) if billed under a master metered SC8 rate. With a portfolio of 774 units, NYU is faced with being overcharged by \$279,000 per year.